



28 Aintree Close Newbury Berkshire RG14 7TX

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Price Guide £325,000 Freehold

A well-presented and generous-sized three-bedroom semi-detached home with a detached garage located a short distance from Newbury Town Centre! Located on the popular Westwood Farm development. This property comprises an Entrance Porch and Hall, Cloakroom, Sitting/ Dining Room plus a Conservatory overlooking the Garden, Kitchen overlooking the Garden. On the first floor, there are three Bedrooms, a family Bathroom, and delightful rear gardens.

- ❖ Entrance Porch
- ❖ Cloakroom
- ❖ Sitting/ Dining Room
- ❖ Conservatory
- ❖ Well-fitted Kitchen
- ❖ Three Bedrooms
- ❖ Family Bathroom
- ❖ Gas Central Heating and UPVC Double Glazing
- ❖ Well-tended east and south-facing rear garden
- ❖ Garage
- ❖ Walking distance to Newbury railway station
- ❖ Viewing Highly Recommended. Offered with a closed chain

Directions: From the Robin Hood roundabout, proceed on the A339 towards the Town Centre. Cross the bridge and, at the roundabout, continue straight towards Halfords, passing Sainsbury's on your left. At the mini roundabout, turn left, then bear right into Greenham Road, turning left into Racecourse Road. Bear right into New Road. Turn right into Westwood Road and take the second left into Plumpton Road. At the junction, turn left, and the property will be found on the right-hand side.

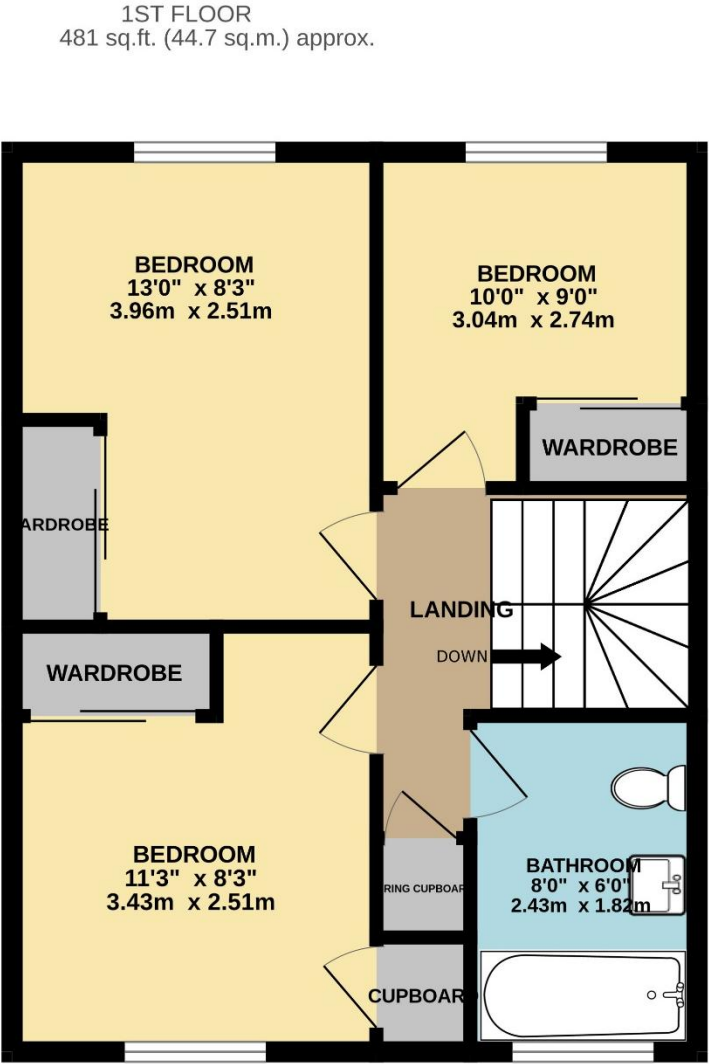
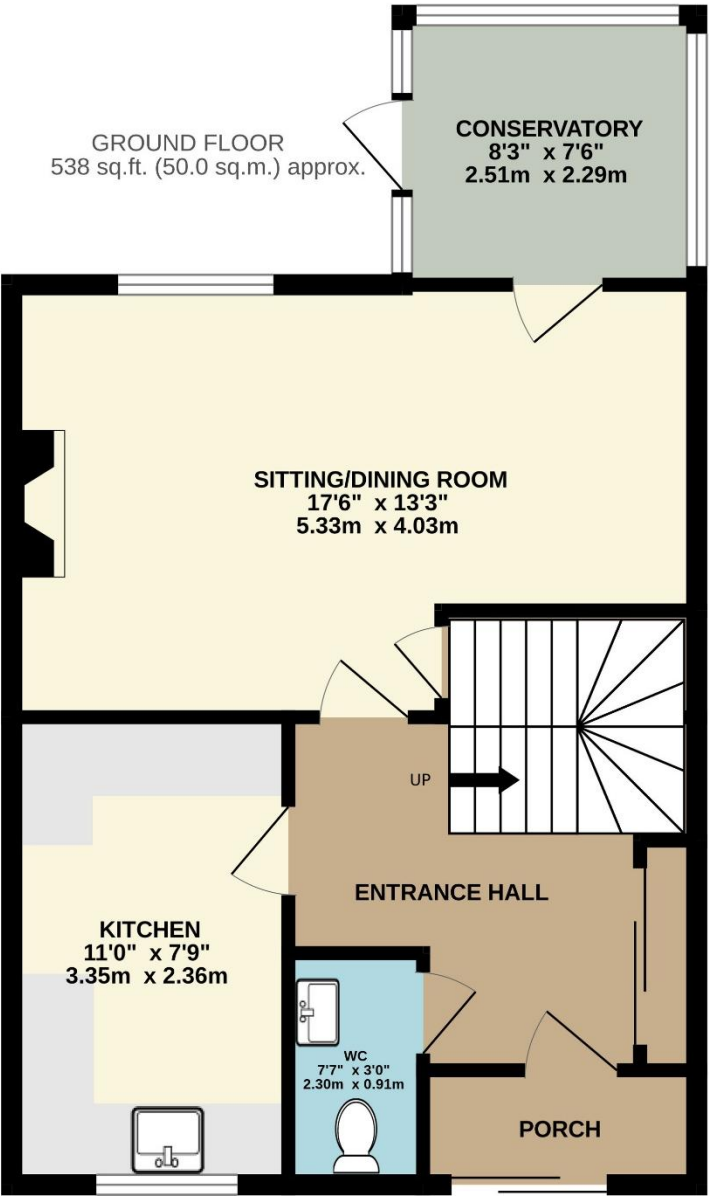


Council Tax Band: C £2173.67

Nearest Bus Stop: Westwood Road

Nearest Train Station: Newbury

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).

