



11 Cogent Crescent, Newbury RG14 7WN
Price: £450,000

Features.

-  2
-  4
-  3

Description.

A stunning, light and bright four double bedroom end of terrace townhouse positioned within a handsome crescent on the popular Racecourse development overlooking green space to the front. The flexible living accommodation arranged over three floors has a feature west facing balcony to the front of the property as well as a Juliet balcony overlooking the rear garden from the first floor. The house also benefits from the remainder of the NHBC Warranty (expires 2027).

Accommodation includes entrance hall, shower room, bedroom/garden room, utility and internal access to the garage on the ground floor, dual aspect U-shaped and very spacious open plan living/dining/kitchen on the first floor, master bedroom en-suite with built-in wardrobes, two further double bedrooms and family bathroom on the top floor. Outside benefits from a low maintenance and mostly walled rear garden with patio area, further decking area for the late afternoon sun and the rest is laid to artificial grass. There is an integral garage and driveway parking to front with additional parking on a free for all basis for residents and their guests.



Location.

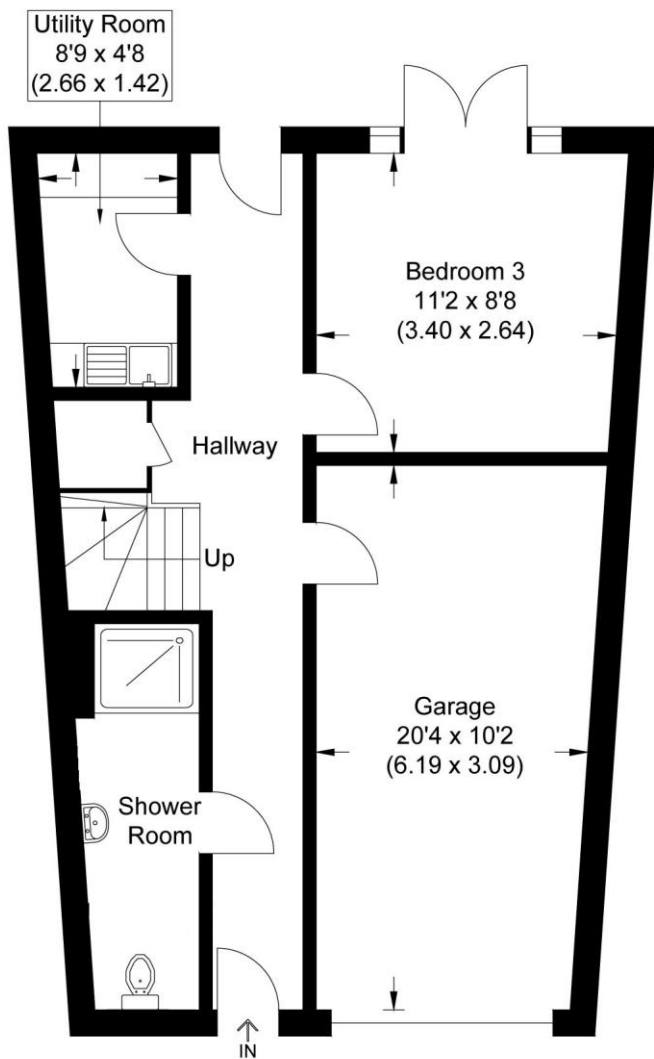
This enviable location is within easy walking distance of Nuffield Health Gym and the train station at the racecourse with the town centre and main train station also within walking distance. The racecourse offers lovely trackside walks and discounted membership for race days.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

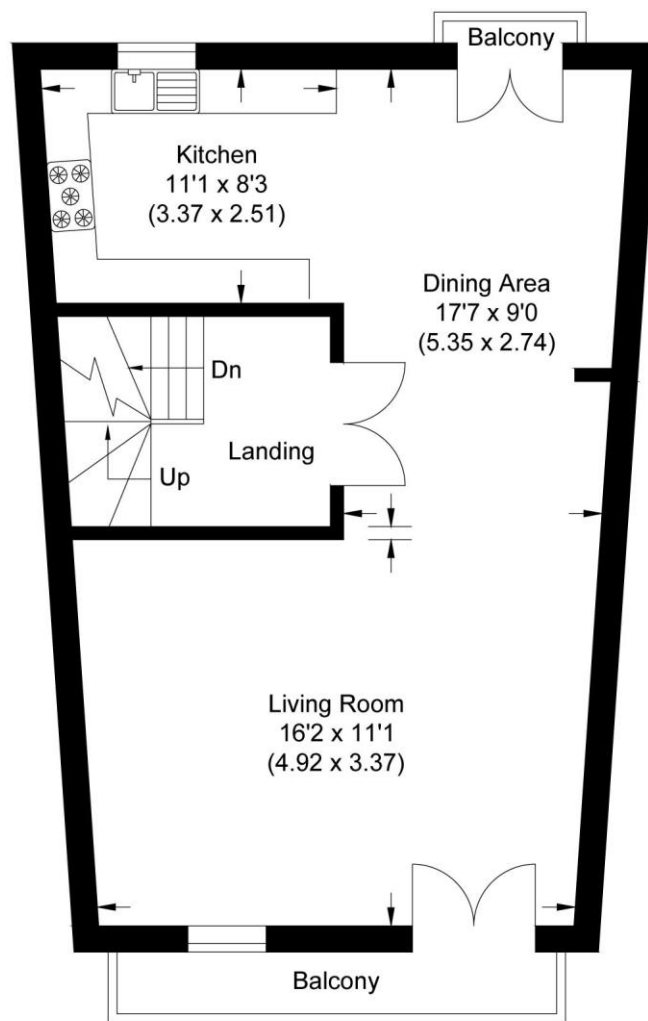


Approximate Gross Internal Area
156.75 sq m / 1687.24 sq ft
(Excludes Garage)

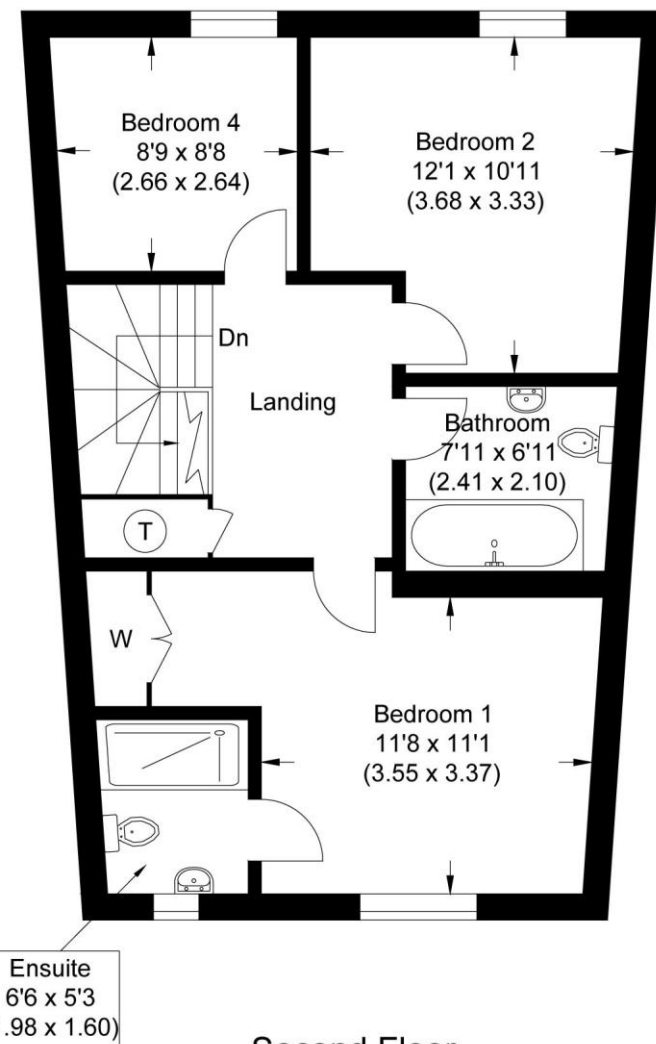
Garage Area 19.20 sq m / 206.66 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



EPC: B

COUNCIL TAX BAND: E
2026/2027: £3,119.51.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

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