



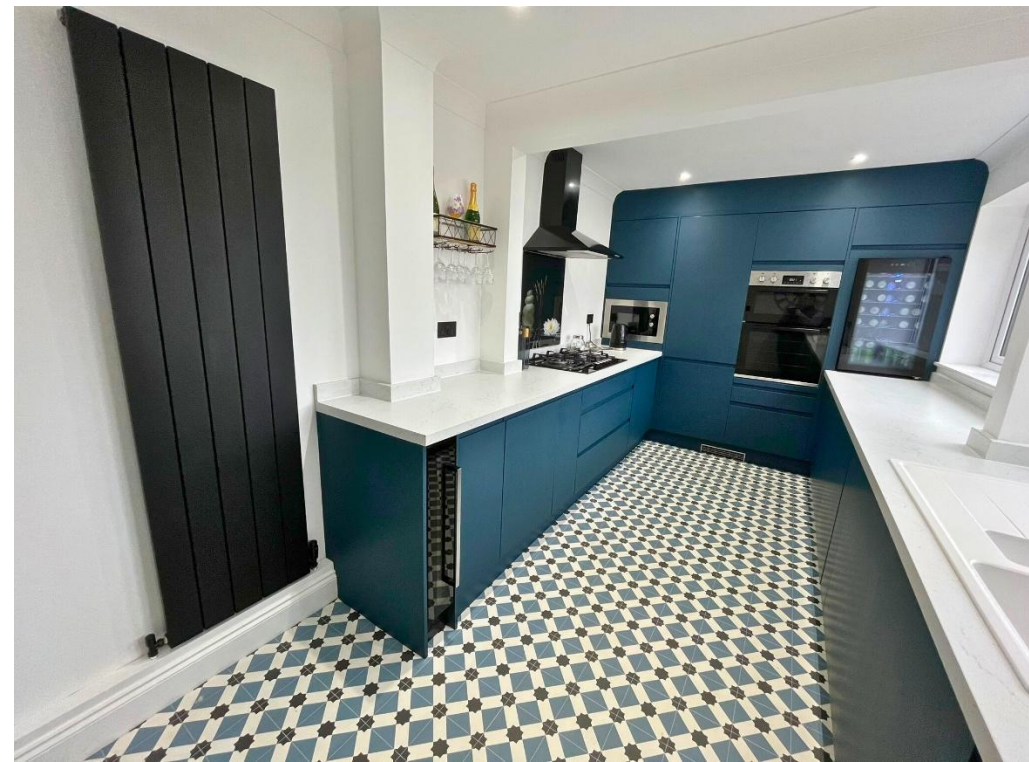
33 Abbey Close Newbury Berkshire RG14 7QX

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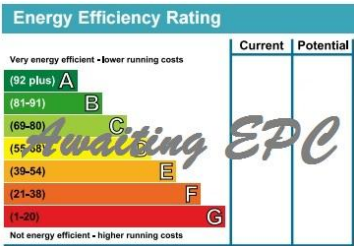
Price Guide £675,000 Freehold

A fabulous modern detached home in the south of Newbury, which has been thoughtfully extended to provide an additional two-bedroom annexe with a Sitting Room, Newly Fitted Kitchen/Breakfast Room and Shower Room all on the ground floor. The main property is beautifully presented with a superbly fitted 16' Fully fitted Kitchen. There is a 20' Sitting Room with an Open fireplace plus an adjoining Sun Room which overlooks the south-facing Garden. On the first Floor, there are Three Good bedrooms plus a generously sized Shower Room. Outside, there is Ample Parking for several vehicles to front of the property. The rear garden is well secluded with a patio area and screened by mature hedging. Gas-fired central heating and Double glazing. The property enjoys some terrific views looking over Newbury to Donnington Castle. It is conveniently located near Newbury town centre and railway station, with a link to London Paddington under an hour. Within the St John's Primary and St Barts Secondary school catchments.

Directions: Leave Newbury on Bartholomew Street, continuing into Newtown Road. Proceed straight over St John's Roundabout, continuing on Newtown Road. Proceed up the road, turning fourth left into Friars Road, and Abbey Close will be found on the right, and the property will be found around the bend, then on the right-hand side.

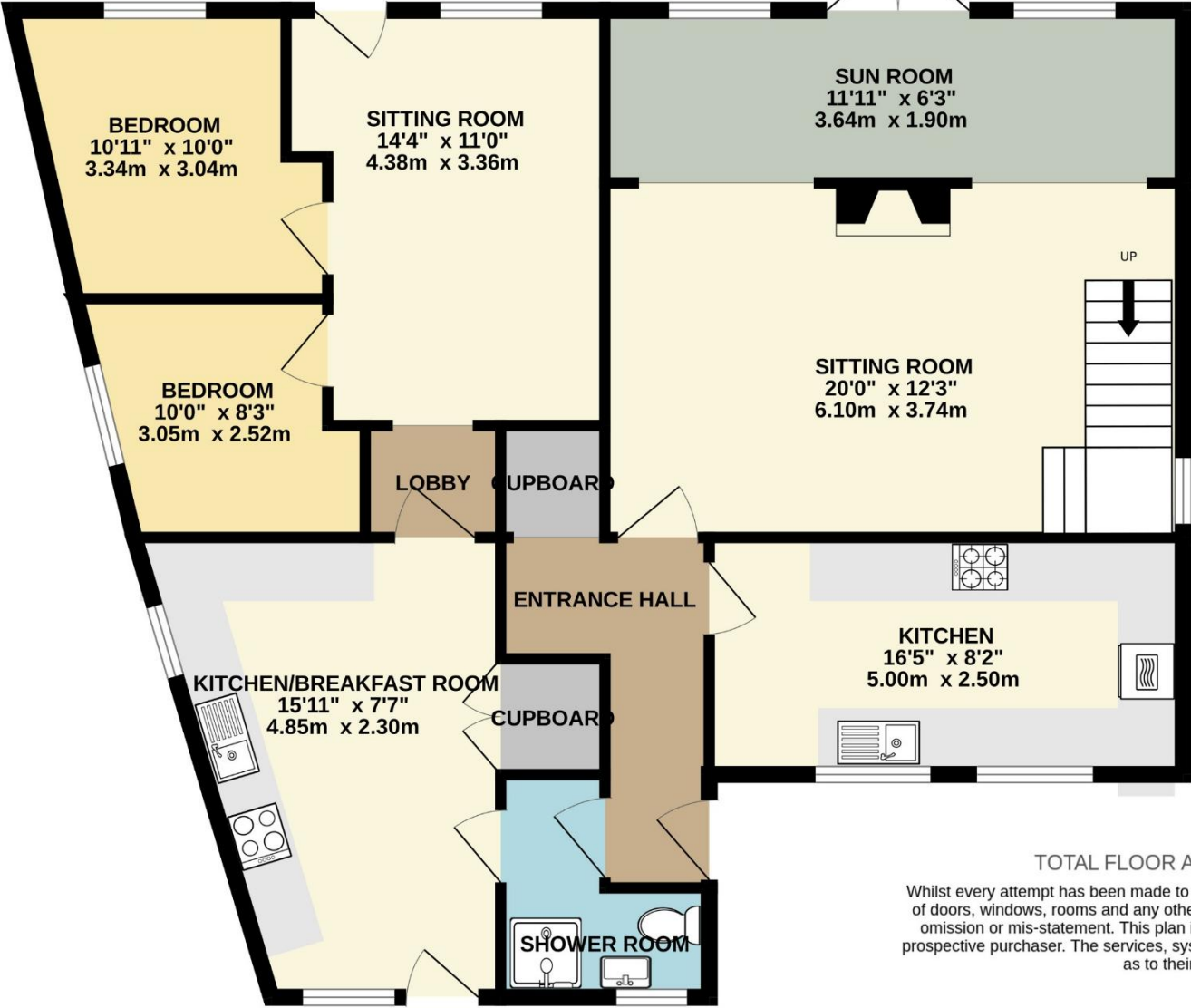


Council Tax Band: E £2964.77 pa
Nearest Bus stop: Newtown Road 0.2 km
Nearest Train station: Newbury 1.0 km



GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 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

