



DOWNER & CO

TRUSTED SINCE 1988

2 Fairfax Place, Newbury, RG14 2RZ
Price: £300,000

Features.

-  1
-  2
-  1

NO ONWARD CHAIN

Description.

Light and airy two double bedroom home in good condition located in a cul-de-sac of just a few other properties to the north-east of Newbury.

This property has been well maintained and has the added benefit of a larger than average garden and garage.

Locally there are several footpaths into the countryside, shops and a take away. The mainline rail station at Newbury Racecourse is just over a mile away, and Newbury town centre a little further.

The smart accommodation consist of entrance hall, kitchen with built in appliances including fridge/freezer and dishwasher, living/dining room, two double bedrooms and family bathroom. Benefits include upvc double glazing, gas-fired central heating, enclosed rear garden and driveway parking.



Location.

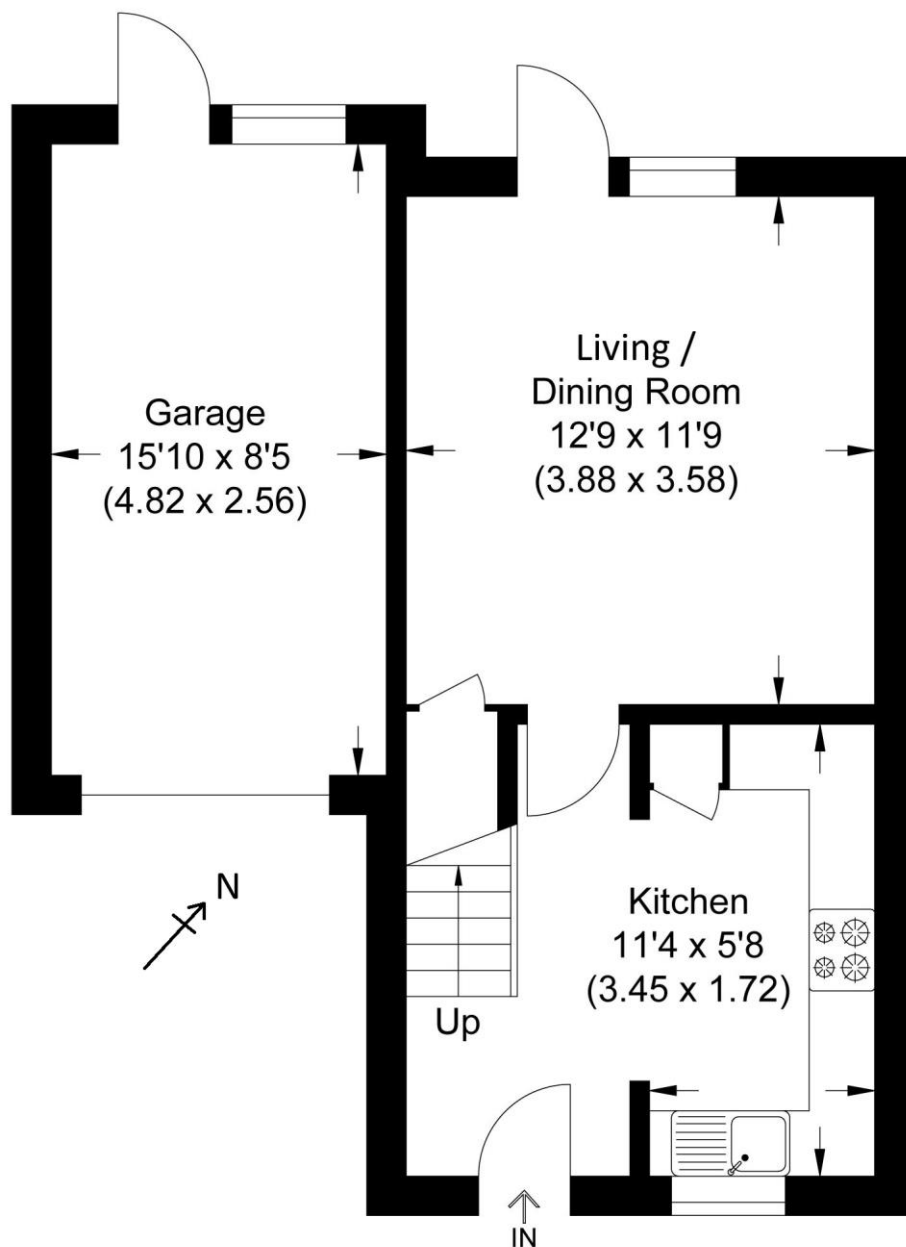
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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.

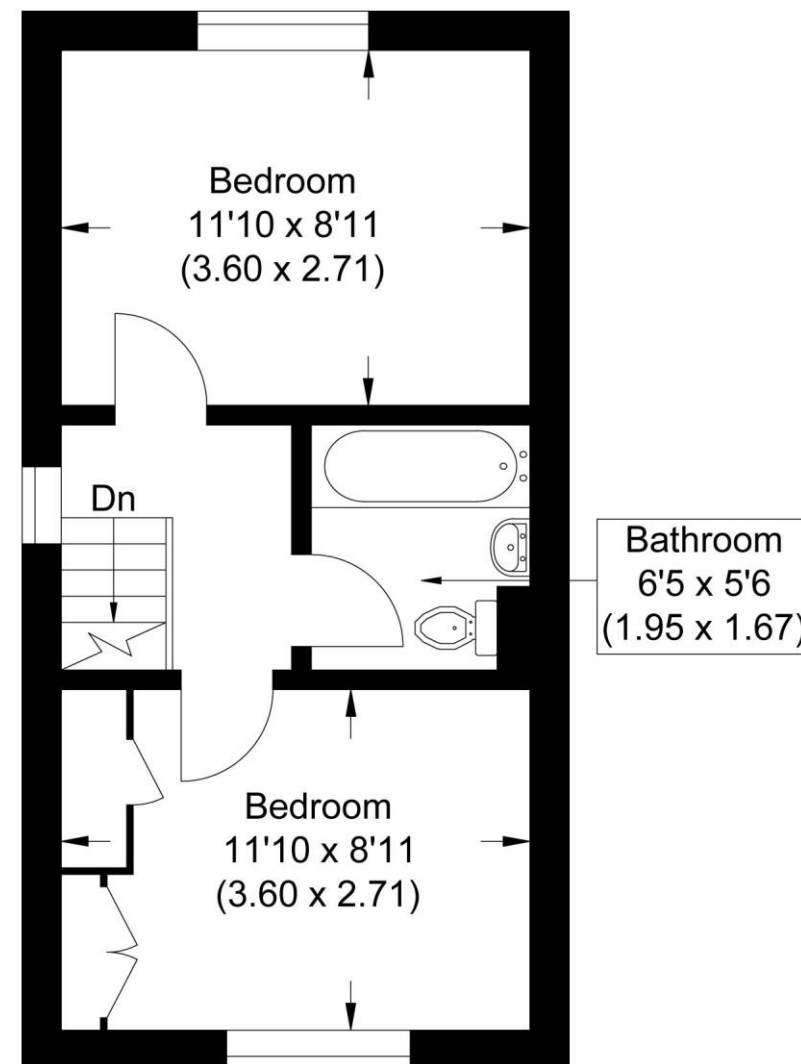


Approximate Gross Internal Area
65.90 sq m / 709.34 sq ft
(Includes Garage)

Garage Area 12.34 sq m / 132.82 sq ft

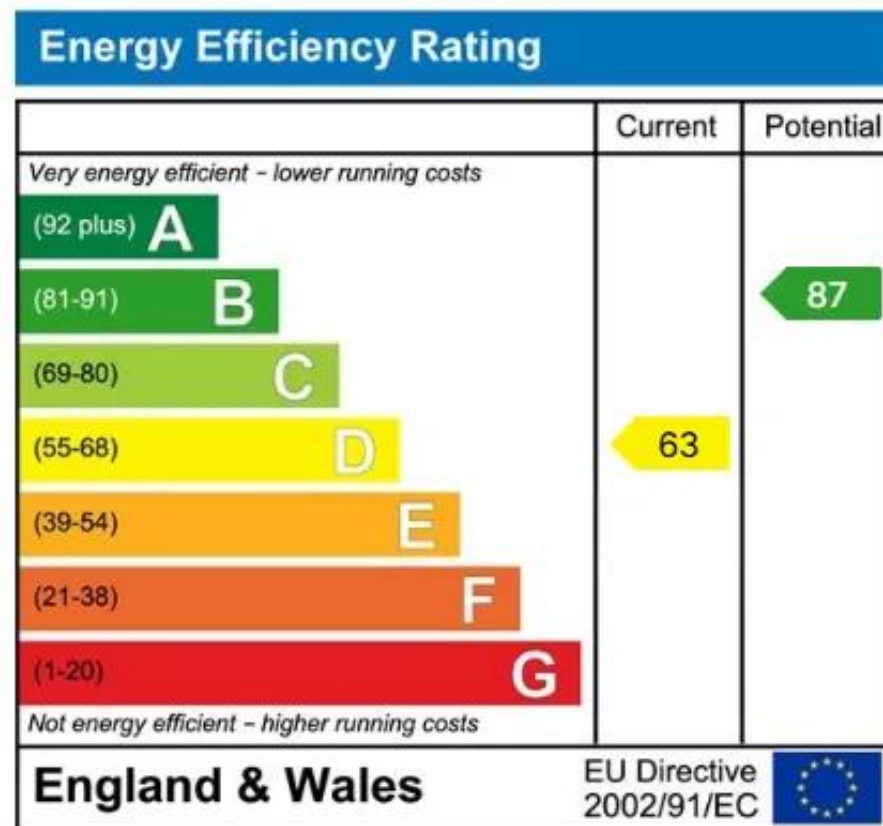


Ground Floor



First Floor

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



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.

EPC: D

COUNCIL TAX BAND: C
2025/26 £2,156.19

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.

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