



Features.

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NO ONWARD CHAIN

Description.

Immaculately presented two double bedroom house to the east of Newbury, within walking distance of Tesco's and the Newbury Business Park.

The accommodation comprises entrance porch, cloakroom, living room, kitchen/dining room, master bedroom with en-suite shower room, further double bedroom and bathroom. Benefits include a garage with driveway parking for two cars, private west facing rear garden, gas central heating, double glazing throughout.



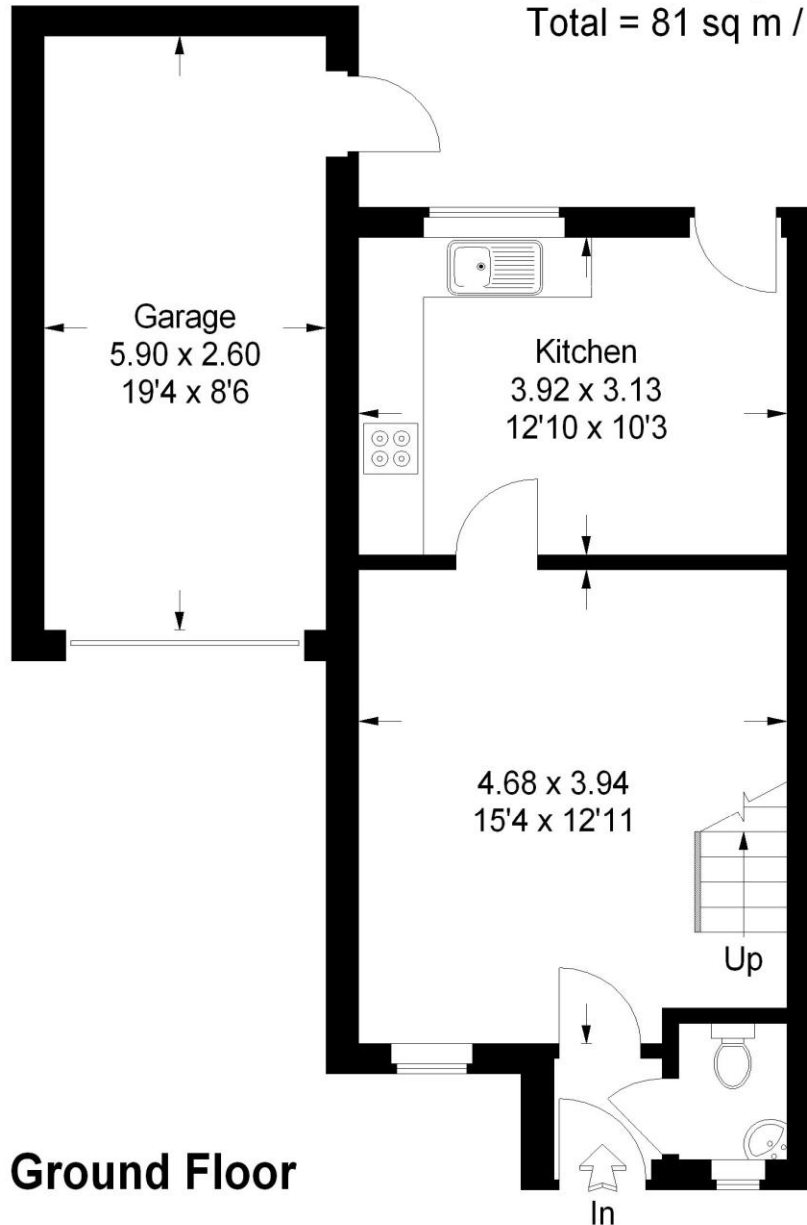
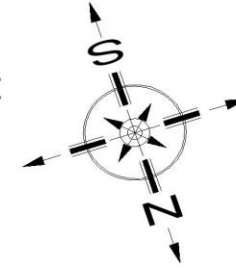
Location.

Claremont Crescent is located on a small development to the east of Newbury town centre which has a wide variety of shops, public houses, restaurants, the Corn Exchange Theatre, Kennet & Avon canal and Newbury Racecourse. Newbury also offers a main line rail service to Reading and London Paddington and is well placed for access to the M4 motorway. The area also offers a large variety of well regarded schools for all age groups.

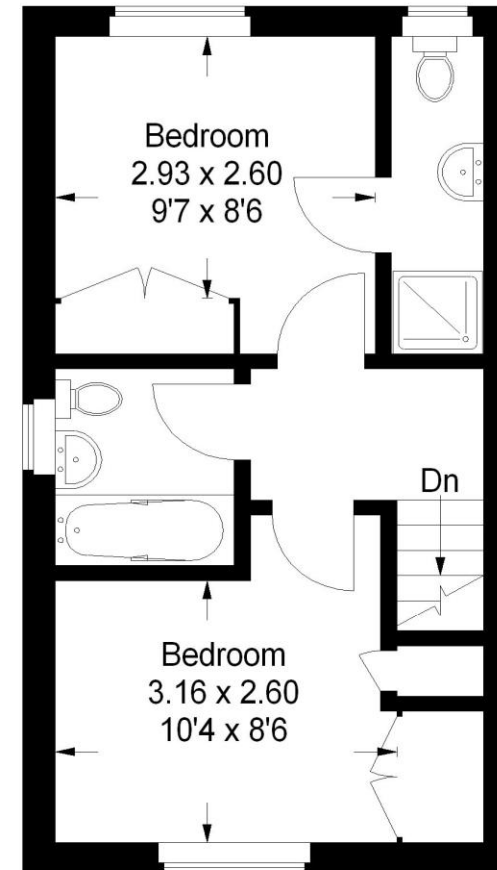


52 Claremont Crescent

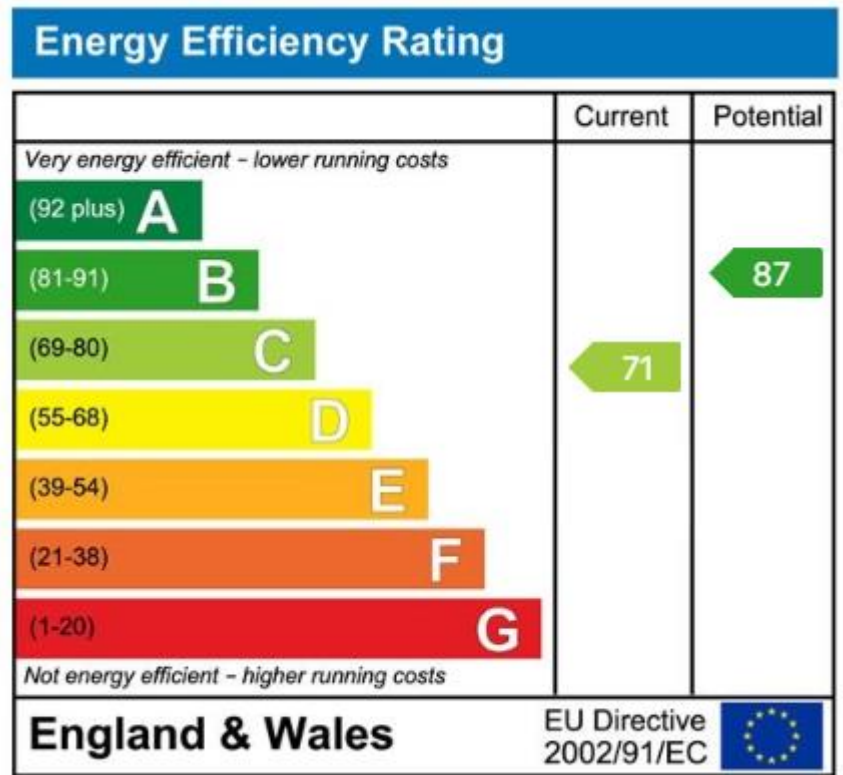
Approximate Gross Internal Area = 66 sq m / 710 sq ft
Garage = 15 sq m / 161 sq ft
Total = 81 sq m / 871 sq ft



Ground Floor



First Floor



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: C

COUNCIL TAX BAND: C
2025/2026: £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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk