



DOWNER & CO

TRUSTED SINCE 1988

32 Crawford Place, Newbury RG14 1XG  
Price: £425,000

**Features.**

-  2
-  3
-  2

**NO ONWARD CHAIN**

**Description.**

Located in a small, quiet cul-de-sac in the town centre is a well presented, spacious three double bedroom home with sunny south facing garden. The property has recently been re-carpeted and updated by the current owners and is ready to move into. Locally, Northbrook Street is on the doorstep as are Northcroft and Goldwell Parks, and miles of footpaths into stunning countryside and along the canal.

The light accommodation consists of entrance lobby, open plan living/dining room, smart kitchen, conservatory, cloakroom, master bedroom with en-suite shower room, two further good sized double bedrooms and family bathroom. Outside the garden has been very well maintained over the years and there is a gate providing access to the front. Benefits include garage, upvc double glazing, gas-fired central heating and driveway parking for 2/3 cars.



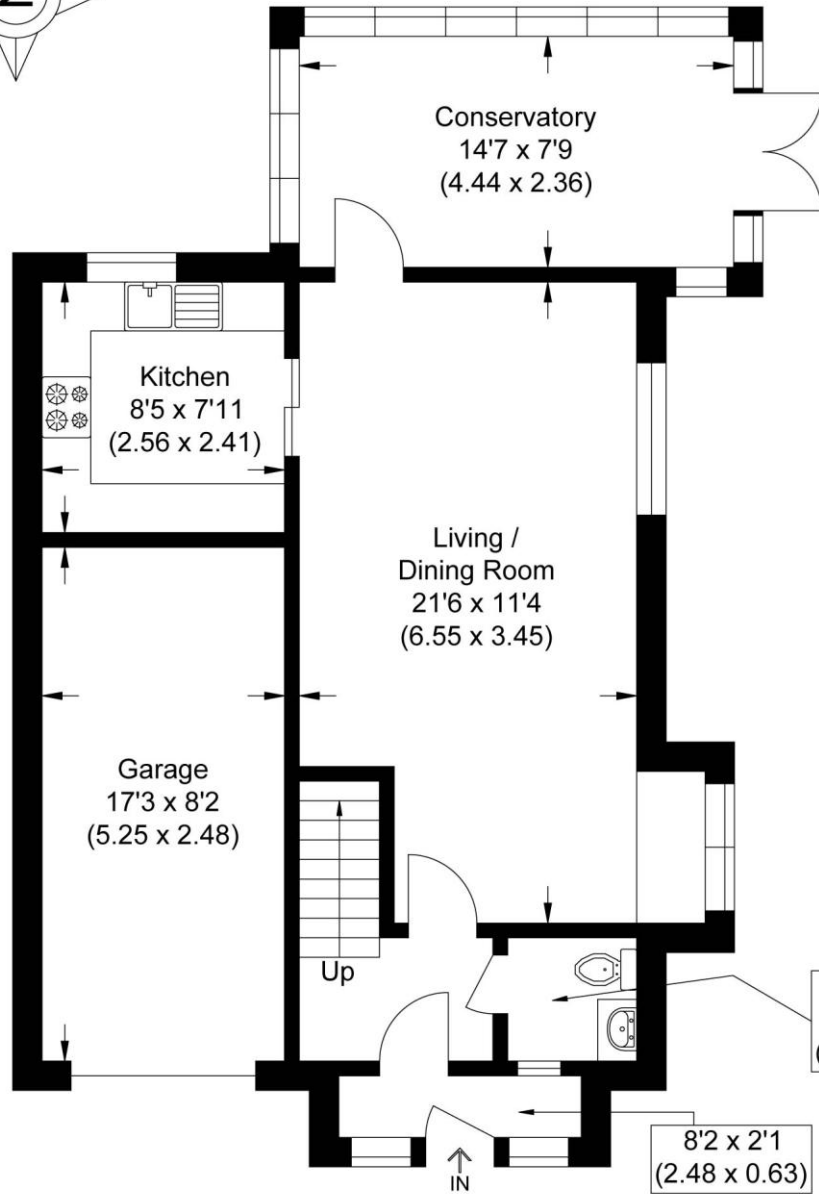
## Location.

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.

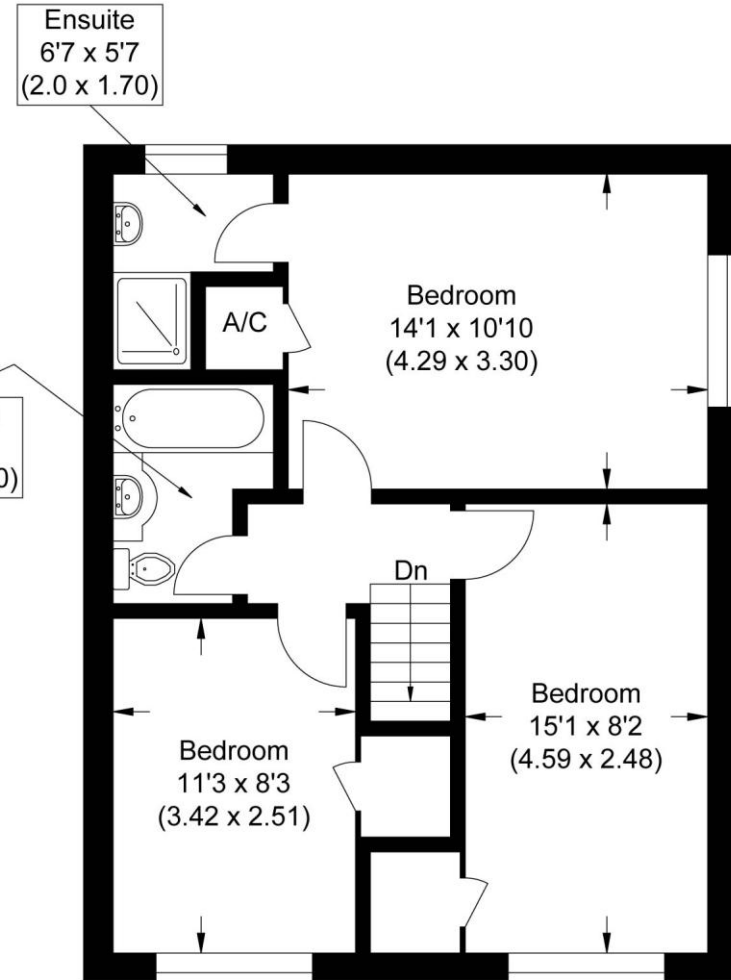




Approximate Gross Internal Area  
96.61 sq m / 1039.90 sq ft  
(Excludes Garage)  
Garage Area 13.02 sq m / 140.14 sq ft



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: TBA**

**COUNCIL TAX BAND: D**  
**2026/2027: £2,552.33.**

**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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