



36 Aintree Close, Newbury RG14 7TX  
Price: £350,000

**Features.**

-  2
-  3
-  1

**Description.**

Located within walking distance of the town centre and mainline rail station is a three bedroom home tucked away opposite a small green. The property has been extended with a large conservatory providing plenty of additional space, and has a garage close by in a block. Locally the Racecourse is a short walk away as is Stroud Green.

The accommodation consists of entrance lobby, smart kitchen, dining room, living room, conservatory, master bedroom, further double bedroom, third bedroom and family bathroom. Outside there is a low maintenance garden to the rear with access round the side to the front of the property. Benefits include upvc double glazing and gas fired central heating.

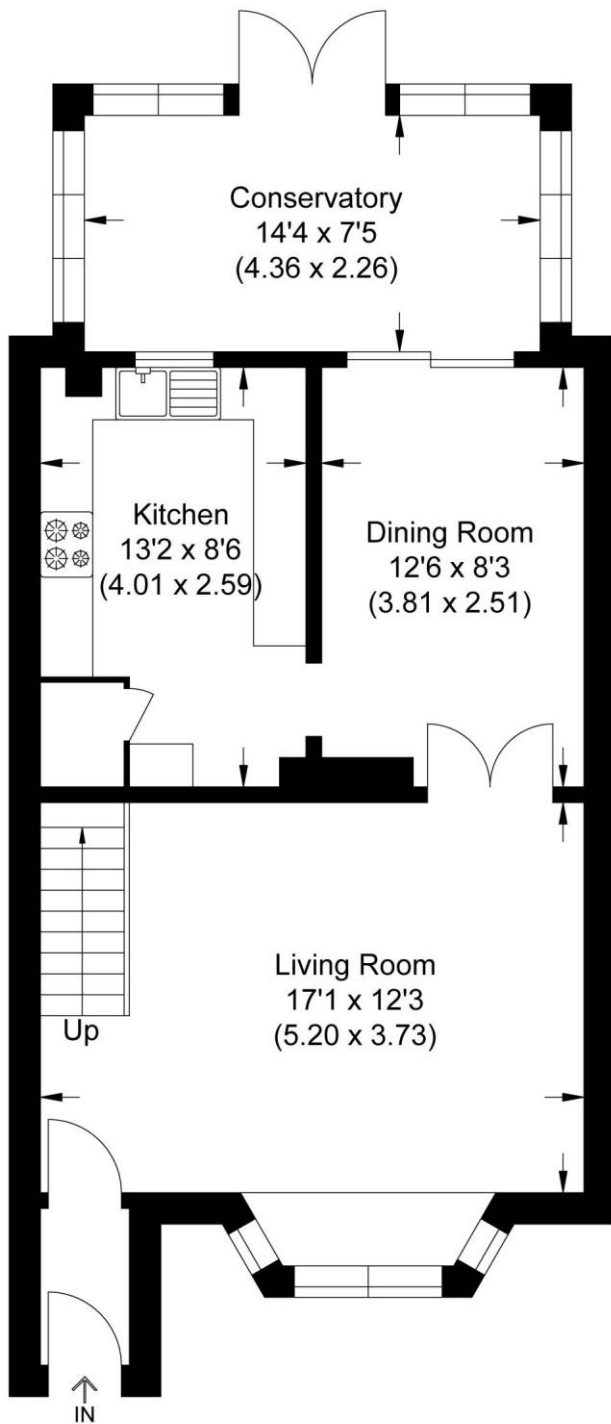


**Location.**

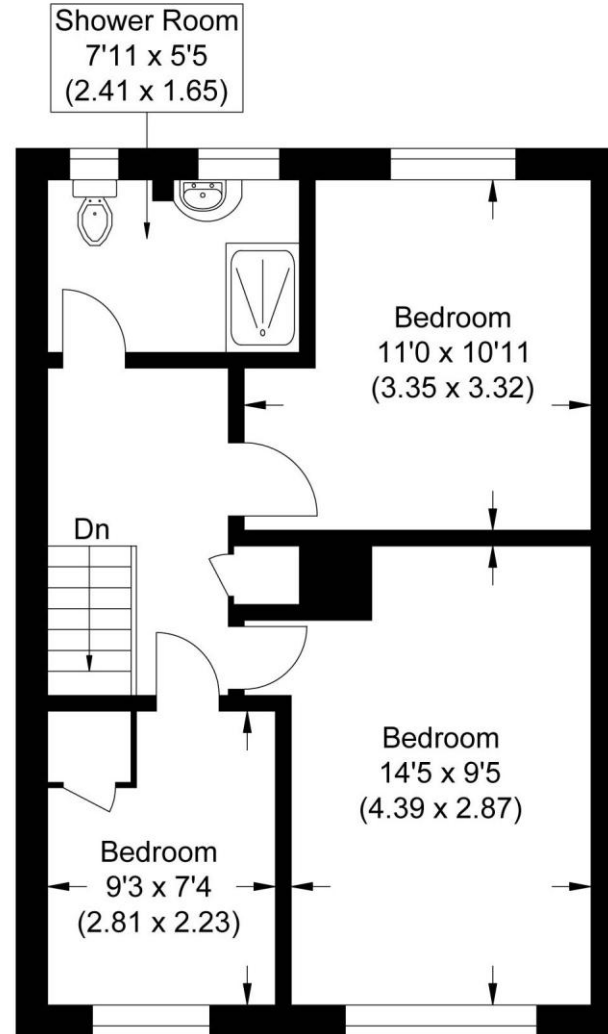
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn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



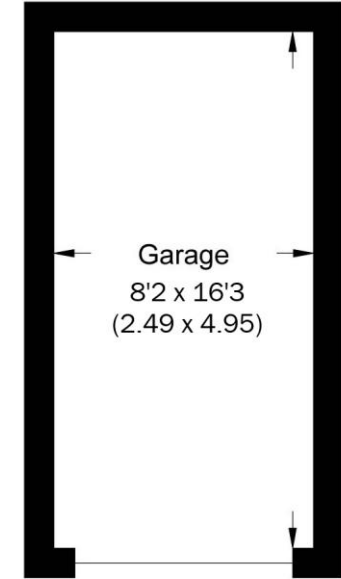
Approximate Gross Internal Area  
95.39 sq m / 1026.76 sq ft



Ground Floor



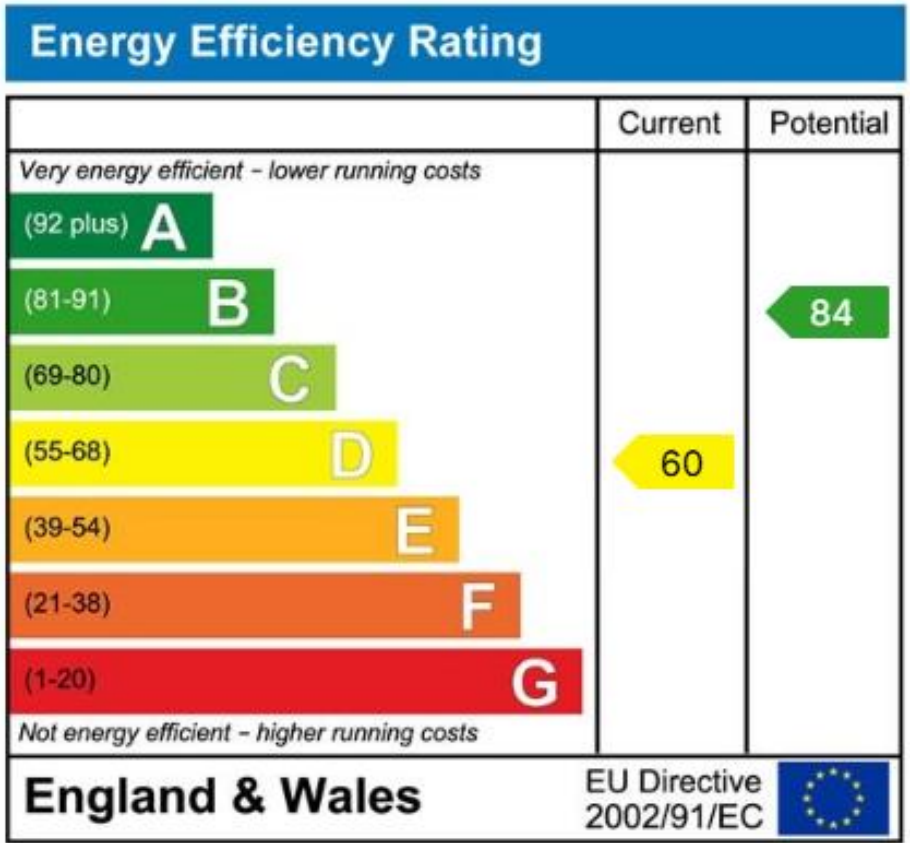
First Floor



Not in exact location



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**  
**2026/2027: £2,268.74.**

**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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