

HILLIER & WILSON



Fairfax Place, Manor Park, Newbury, RG14 2RZ

Fairfax Place Manor Park, Newbury

A well-presented three bedroom family home located in the popular Manor Park development, just a short drive from Newbury town. The property boasts a stunning landscaped rear garden whilst other benefits include gas central heating, double glazing, garage and large car port. The ground floor comprises entrance hall, kitchen, sitting room and dining room with French doors out onto the garden. Upstairs there is a principal double bedroom with en-suite bathroom and eaves storage, two further double bedrooms (one of which has built-in storage) and a family bathroom. Externally there is a south westerly facing landscaped rear garden which has a variety of mature tree, plants and shrubs along with a decked seating area and side access via gate. To the front of the property is a large covered car port which leads to the garage.

Fairfax Place is conveniently located for Newbury and Thatcham town centres which each have mainline railway stations providing regular direct links to London, Paddington.

There are also good road links nearby including the A4, A34 and M4.





- THREE BEDROOM FAMILY HOME
 - POPULAR MANOR PARK DEVELOPMENT IN NEWBURY
- STUNNING LANDSCAPED REAR GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- GARAGE AND LARGE CAR PORT
- SHORT DRIVE TO NEWBURY TOWN CENTRE

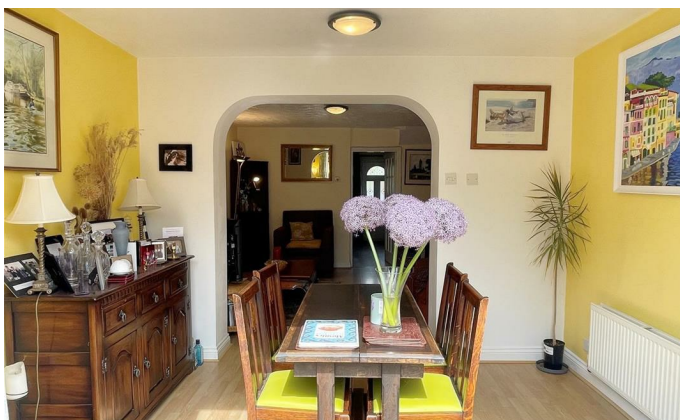
Services:

Mains services are connected

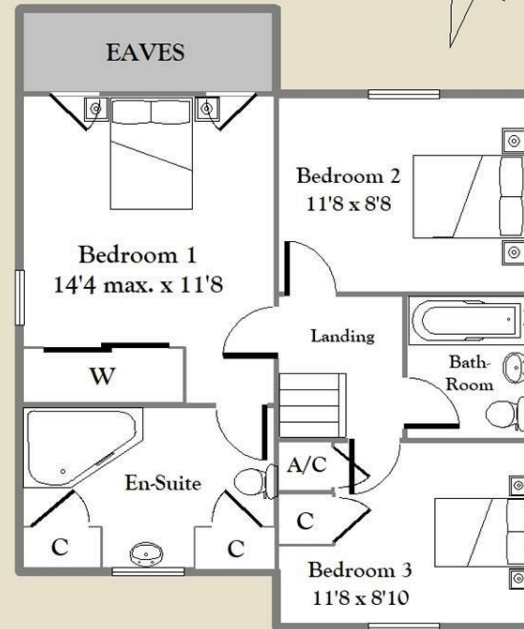
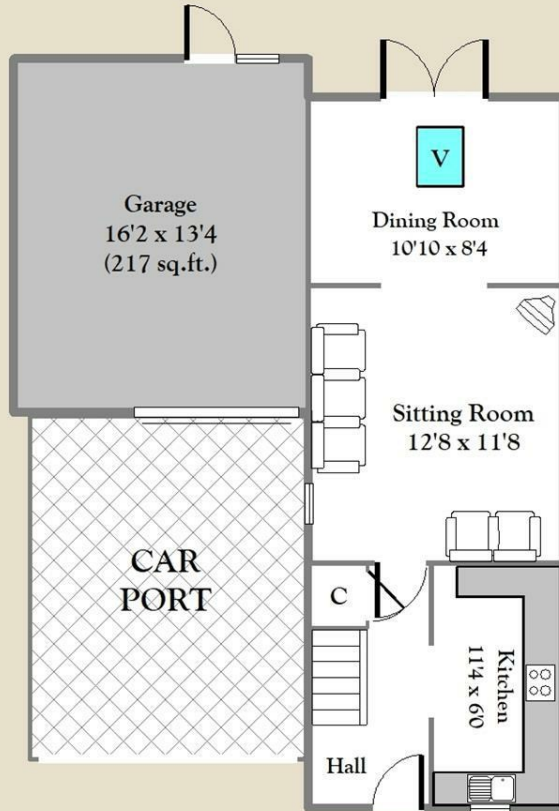
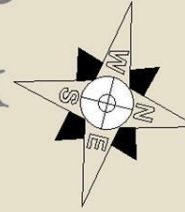
EPC: Rating D

Full results can be sent on request

Council Tax: Band C



Fairfax Place Manor Park



APPROX GROSS INTERNAL FLOOR AREA 1187 sq.ft. (110 sq.m) (Including Garage)
For identification only - Not to scale - Hillier & Wilson LTD

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Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

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