

HILLIER & WILSON



Racecourse Road, Newbury, RG14 7GA

Racecourse Road, Newbury

A beautifully presented three storey town house built by David Wilson Homes located on the prestigious Racecourse development close to Newbury town centre. The property offers spacious living accommodation whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, sitting room and modern kitchen/dining room with bi-folding doors onto the garden. On the first floor there are two double bedrooms with en-suite shower rooms and ample fitted wardrobes. On the top floor there are two further double bedrooms, an additional bedroom and a family bathroom. Externally there is a westerly facing, landscaped rear garden which is mainly laid to lawn with mature flower bed borders, a patio seating area and access to the garage and off road parking at the rear with electric gates. Racecourse Road sits beside Stroud Green and is conveniently located within walking distance of the town centre and mainline railway station whilst Newbury Racecourse itself is just a stone's throw of the house.





- FIVE BEDROOM TOWNHOUSE
- EXECUTIVE RACECOURSE DEVELOPMENT
 - SPACIOUS LIVING ACCOMODATION
- BEAUTIFULLY PRESENTED
- KITCHEN/DINING ROOM WITH BI-FOLDING DOORS
- PARKING VIA ELECTRIC GATES TO REAR

Services:

Mains services are connected

EPC: Rating B

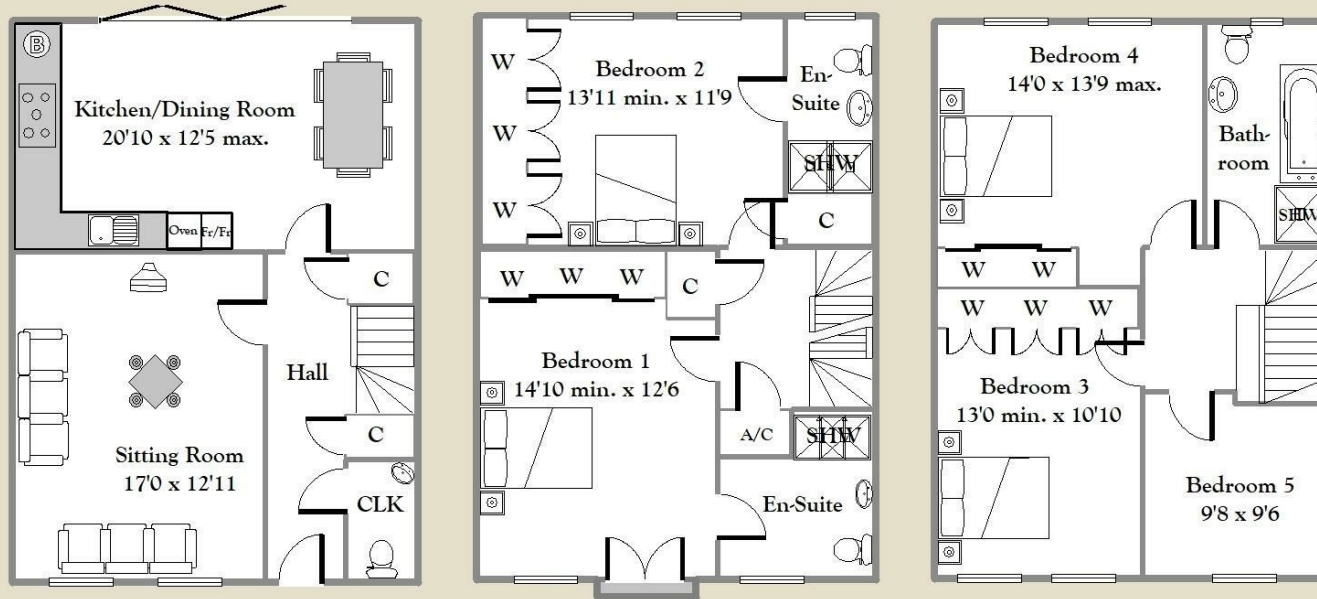
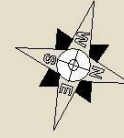
Full results can be sent on request

Council Tax:

Band F



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APPROX GROSS INTERNAL FLOOR AREA 1832 sq.ft (170 sq.m)
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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