

HILLIER & WILSON



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INDEPENDENT ESTATE AGENT

Fetlock Drive, Newbury, RG14 7WR

Fetlock Drive Newbury

A beautifully presented four bedroom town house located on the prestigious Newbury Racecourse development by David Wilson Homes. The property has 3 years remaining on the NHBC and benefits from versatile living accommodation over three floors, gas central heating, uPVC double glazing and off road parking. The ground floors comprises entrance hall, cloakroom, access to the garage with a utility area and then a kitchen/breakfast room with French doors onto the garden. The first floor has a sitting room with doors out onto an artificially turfed balcony, a double bedroom and a family bathroom with separate shower. The top floor hosts the principal bedroom with en-suite shower room and built-in wardrobes along with two further bedrooms. Externally there is a low maintenance rear garden which is artificially turfed and has a patio seating area, whilst to the front of the property there is off road parking via driveway. Fetlock Drive is ideally located within walking distance of Stroud Green, Newbury town centre and mainline railway station which provides regular direct links to London Paddington.





- FOUR BEDROOM FAMILY HOME
- ACCOMODATION OVER THREE FLOORS
- SOUGHT AFTER RACECOURSE DEVELOPMENT
- 3 YEARS REMAINING ON THE NHBC
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING VIA DRIVEWAY

Services:

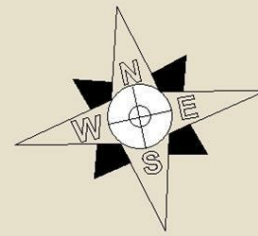
Mains services are connected
(Service charge applies)

EPC: Rating B
Full results can be sent on request

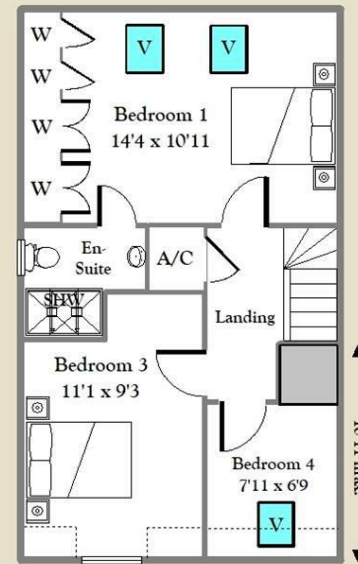
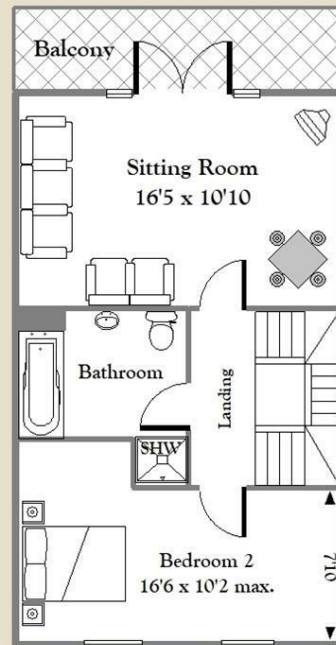
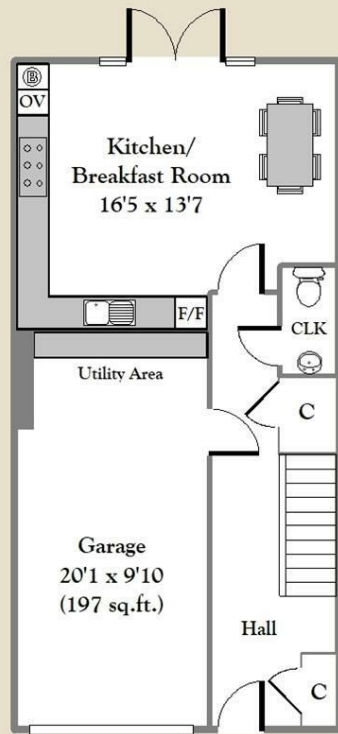
Council Tax: Band E



Fetlock Drive, Newbury



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APPROX GROSS INTERNAL FLOOR AREA 1510 sq.ft (140 sq.m) (Including Garage)
For identification only - Not to scale - Hillier & Wilson LTD



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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