



Racecourse Road
Newbury

Racecourse Road Newbury RG14 7GA

A beautifully presented four bedroom family home, built by David Wilson and located on the prestigious Racecourse development in the south of Newbury. The property still has three years remaining on the NHBC guarantee and also benefits from gas central heating, uPVC double glazing, west facing rear garden and off road parking. The ground floor comprises entrance hall, cloakroom, utility room, office/bedroom and garage. On the first floor, there is a stunning open plan kitchen/dining/sitting room with a Juliette balcony. On the top floor is a master bedroom with fitted wardrobe and en-suite shower room, two further double bedrooms (one of which has a fitted wardrobe) and a family bathroom. Externally, there is a well maintained westerly facing rear garden which has both a lawn and patio seating area, with mature flower bed borders; whilst to the front there is off road parking via driveway. 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 just a stone's throw of the house.

Services:

Mains services are connected.
(Service charge applies)

EPC:

Full results of Energy
Performance Certificate
can be sent on request.

Council Tax:

Band D

Viewing:

Strictly by confirmed
appointment with
Hillier & Wilson
01635 522044

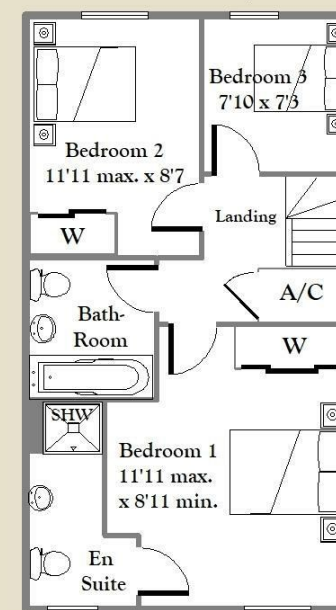
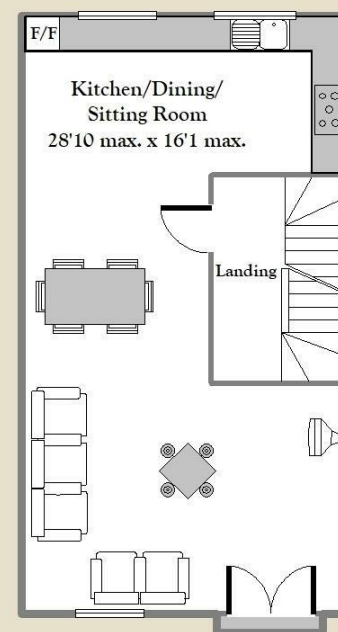
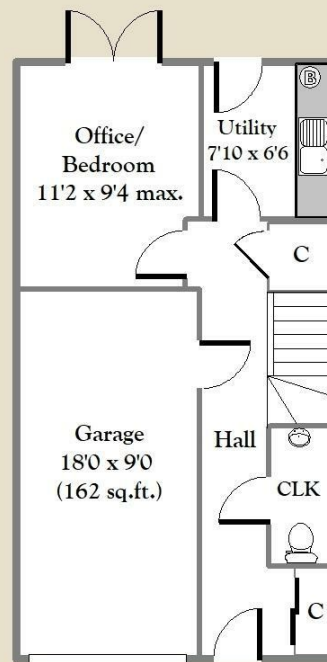
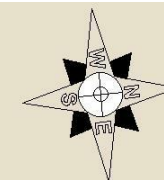
Directions

From Hillier & Wilson offices proceed south along Newtown Road, turn left onto St. Johns Road at the next roundabout proceed straight across, at the mini roundabout turn right onto Greenham Road, at the next mini roundabout turn left onto Stroud Green and follow the road straight over the next mini roundabout, take the first left onto Racecourse Road and proceed straight ahead; the property can be found on the left hand side.





Racecourse Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1407 sq.ft. (130 sq.m) (Including garage)
(Including garage) For identification only - Not to scale - Hillier & Wilson LTD

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

