



22 Warwick Drive Newbury Berkshire RG14 7TT

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Price Guide £359,950

Freehold

An immaculately presented family home with an integral garage located a short distance from Newbury Town Centre! This spacious modern townhouse benefits from a downstairs cloakroom, together with three double bedrooms on the first floor. Delightful and private west-facing landscaped gardens to the rear complement a house that is positioned beside Stroud Green.

- ❖ **Entrance Hall**
- ❖ **26' Living Room**
- ❖ **Well fitted Kitchen**
- ❖ **Three Double Bedrooms**
- ❖ **Family Bathroom and Separate WC**
- ❖ **Gas Central Heating and Upvc Double Glazing throughout**
- ❖ **Well tended west facing garden**
- ❖ **Integral Garage**
- ❖ **Ample driveway parking to the front of the property**
- ❖ **Walking distance of Newbury railway station**
- ❖ **Viewing Highly Recommended**

Directions: From the Robin Hood roundabout proceed on the A339 towards the Town Centre. Travel over the bridge and at the roundabout continue straight over towards Halfords passing Sainsbury's on your left. At the mini roundabout turn left and bear right into Greenham Road turning left into Racecourse Road. Bear right into New Road. Turn right into Westwood Road and first right into Epsom Crescent. Turn right into Fontwell Road and left into Warwick Drive where the property will be found in the row directly in front of you.



Council Tax Band: D £1748.49

Nearest Bus Stop: Westwood Road

Nearest Train Station: Newbury

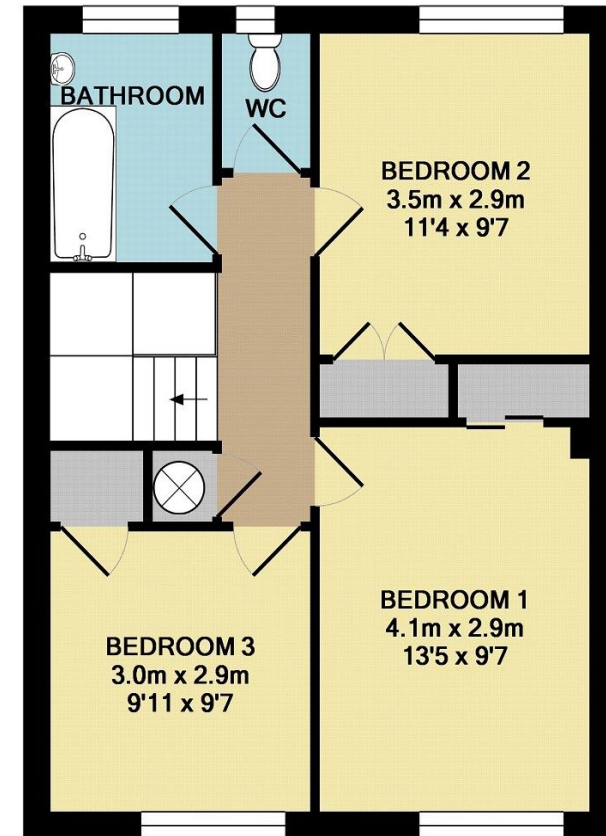
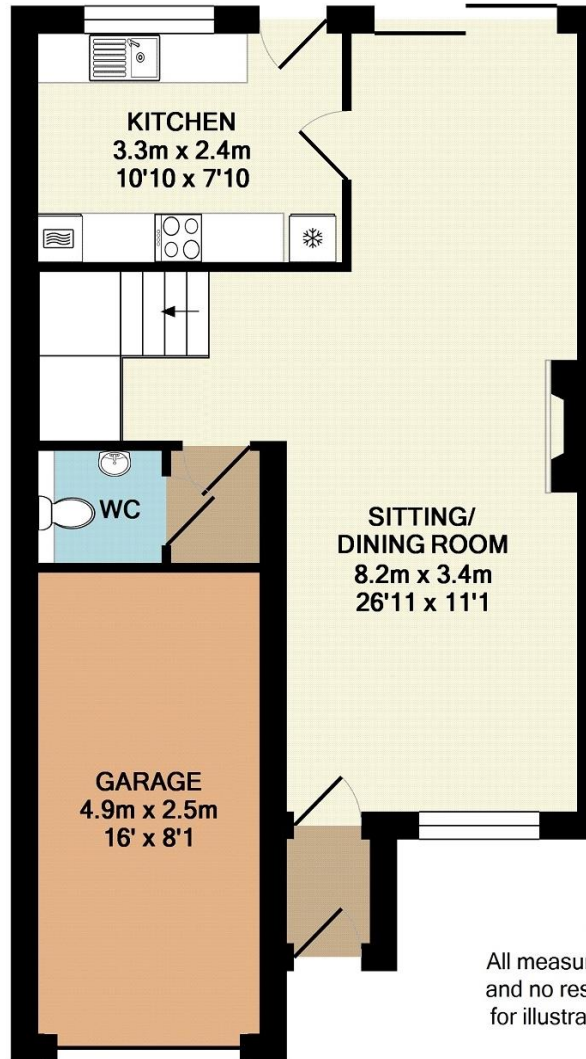
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 55.4 SQ.M.
(597 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.4 SQ.M.
(521 SQ.FT.)



TOTAL APPROX. FLOOR AREA 103.8 SQ.M. (1117 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement, This plan is for illustrative purposes only and should be used as such. Not to scale. Produced for Halletts Estate Agents

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).

