



## 49 CLAREMONT CRESCENT NEWBURY RG14 2FF

A stunning three bedroom detached house with no onward chain.

This bright and airy property comes equipped with driveway parking, garage, spacious living room and a separate dining room with gorgeous bay window.

As this property is a corner plot it benefits greatly from the extra land running down the side and even overlooks the local park making it a perfect choice for a young family.

The kitchen is at the rear of the house and from here you can access the lovely private part-walled garden.

The first floor boasts a generous master bedroom with en-suite, two further bedrooms and family bathroom.

No onward chain



**Winkworth**

## AT A GLANCE

1079 Square feet/ 100 square metres  
Three bedrooms  
Entrance hall  
Sitting room  
Kitchen  
Dining room  
Downstairs WC  
Driveway parking  
Garage  
Garden  
Gas CH (New boiler Nov 22)  
No onward chain

## UTILITIES

Mains water, electricity, drainage and gas.  
Gas fired central heating.  
West Berkshire Council Band E  
EPC C

## SITUATION

The property is situated on the eastern side of Newbury, on a corner plot and overlooking a small park.

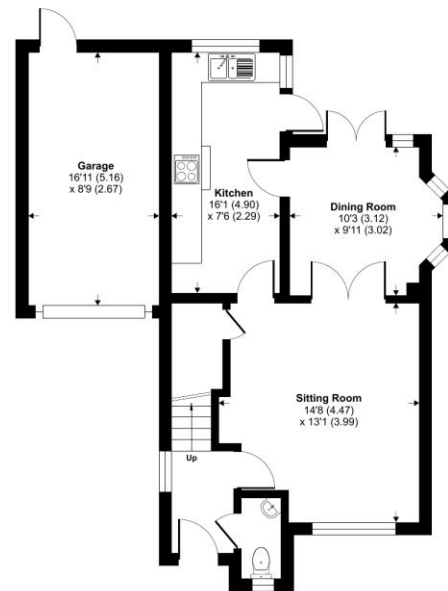
## DIRECTIONS

For sat nav RG14 2FF.

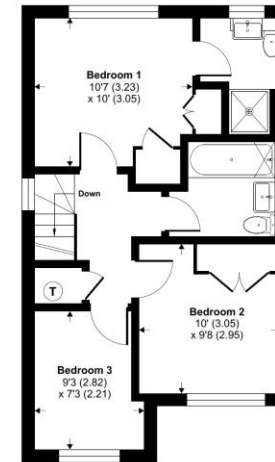
What Three Words ///paying.tanks.colleague

## Claremont Crescent, Newbury, RG14

Main House = 931 sq ft / 86.4 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 1079 sq ft / 100.2 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nktbcwm 2022. Produced for Winkworth. REF: 9171169 



## Newbury Office

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# Winkworth

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