



Winkworth

for every step...

Epsom Crescent, Newbury, Berkshire, RG14

£350,000 *Freehold*



A modern three bedroom terraced home with SOUTH FACING garden, modern kitchen and GARAGE.

The ground floor comprises of a beautifully modern kitchen with wood effect worktops, built in appliances and views over Newbury. The living diner is of a great size and offers access onto the rear via french doors. Downstairs also benefits from a cloakroom and two large built in cupboards.

To the first floor are three double bedrooms. Rooms one and two overlook the rear garden and room three overlooks the front with beautiful views over the Newbury horizon.

To the front of the property is a pretty garden, mainly laid to lawn with mature shrubs and a row of bushes on the boarder. To the rear is a great sized garden with a patio area, perfect for alfresco dining. The rest of the garden is lawned with a wooden shed and gate to provide rear access. The property also benefits from a garage in a block, a short walk from the property.

KEY FEATURES

- 873 ft² / 81.1 m²
- Garage
- Kitchen
- Open Plan Living Dining Room
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- South Facing Garden
- Off Street Parking



Newbury

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: C

The property is connected to all mains and operates on gas central heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
81.1 m²
873 f²

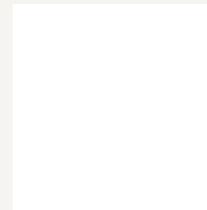
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB250234>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.