



DOWNER & CO

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39 Mandarin Drive  
Newbury RG14 7WE

£345,000



## Well Presented Three Bedroom Home In Quiet Cul-De-Sac

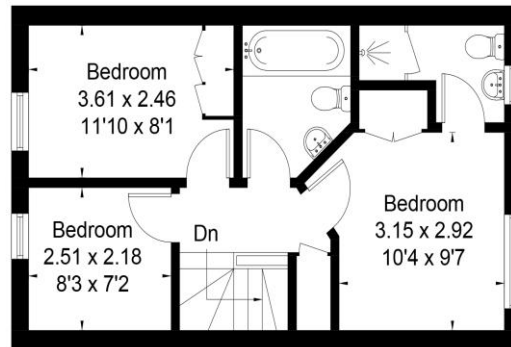
### Features.

- NO ONWARD CHAIN
- Three bedrooms
- En-suite to master
- Kitchen/dining room
- Cloakroom, living room
- Two allocated parking spaces
- Quiet cul-de-sac
- Walk to town and railway station
- Well presented
- Ground rent: £40 per annum
- Payment to First Port for shared services of approx. £260 per annum

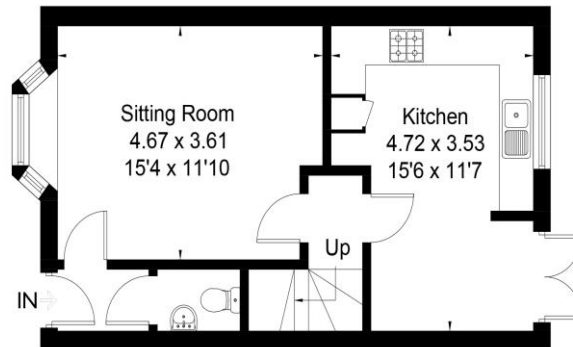




Approximate Floor Area = 79.5 sq m / 856 sq ft



First Floor



Ground Floor

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## Description.

Tucked away in a quiet cul-de-sac within an easy walk of the town centre and railway station is this well presented three bedroom home.

The accommodation consists of entrance hall, cloakroom, living room with bay window to front, kitchen/dining room with french doors to garden, master bedroom with en-suite and built-in wardrobe, second double bedroom, third bedroom and family bathroom. Benefits include NO ONWARD CHAIN, upvc double glazing, allocated parking for two outside the front door, gas-fired central heating and enclosed rear garden.

## Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



#### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: D**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

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