



DOWNER & CO

TRUSTED SINCE 1988

23 Mandarin Drive
Newbury RG14 7WE

£240,000



Spacious Two Bedroom Coach House In Small Cul-De- Sac

Features.

- NO ONWARD CHAIN
- Two bedrooms
- Coach house
- Good sized single garage with utility room
- Light and spacious. Loft
- Quiet cul-de-sac
- Dual aspect. Own front door
- Walk to town centre, racecourse, railway station and Stroud Green
- Lease:: 125 years from 2004. 105 years remaining
- Service charge and Ground rent: TBC
- Currently in process of changing the Management Company



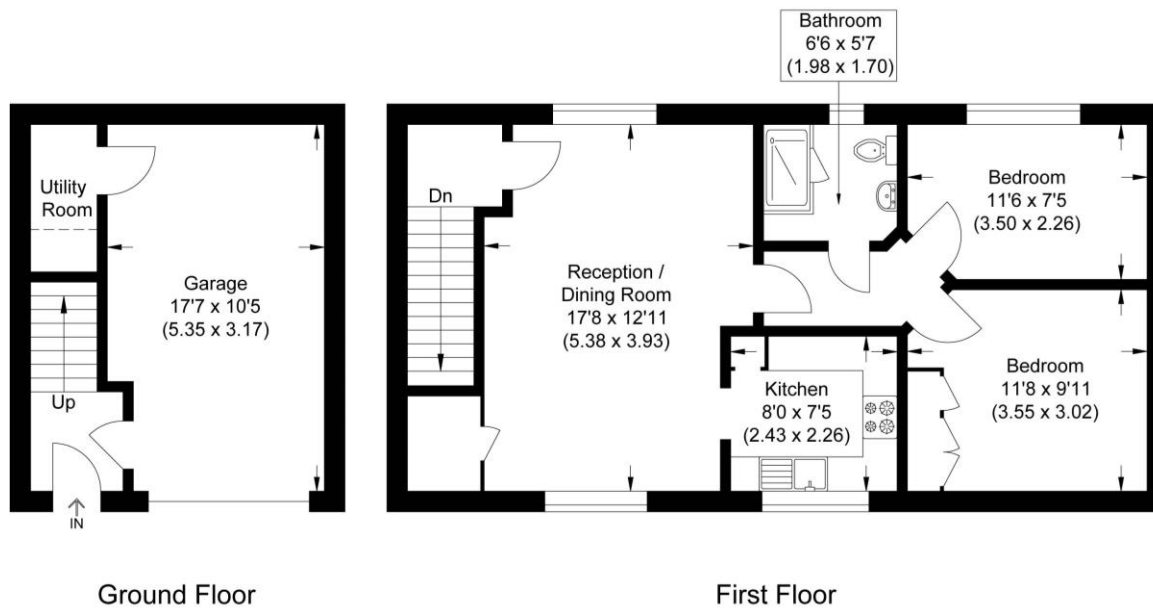


Approximate Gross Internal Area
 63.52 sq m / 683.72 sq ft
 (Excludes Garage)
 Garage Area 16.35 sq m / 175.98 sq ft

Description.

NO ONWARD CHAIN. Tucked away in a small cul-de-sac is this spacious two bedroom coach house with own front door and garage. The property is located within a short walk of the racecourse, Stroud Green, railway station and town centre.

The light accommodation consists of own front door, stairs to first floor, open plan living/dining room with dual aspect windows, kitchen, master bedroom with built-in wardrobes, second bedroom with wardrobe, family bathroom, utility room, and good sized single garage with door internal access. Benefits include upvc double glazing, gas-fired central heating, and loft space.



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 direct links to London Paddington and the West Country, and excellent access to the M4/A34 junction.

Illustration for identification purposes only, measurements are approximate, not to scale.



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: C

TENURE: LEASEHOLD

For more information on this coach 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

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