



12 Curling Way Newbury Berkshire RG14 2PX



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Guide Price: £269,950 Freehold



**A bright and spacious semi-detached family home with driveway parking and a good sized garden**

- Local amenities nearby
- Great school catchments
- Excellent road and rail links
- Driveway parking
- 3 bedrooms
- Kitchen/breakfast room
- Living room
- 22ft conservatory
- 57ft garden

### Location

Newbury is a pretty market town set on the banks of the Kennet & Avon. The bustling market town of Newbury offers a comprehensive range of shopping, leisure and recreational facilities. There are excellent road communication links via the M4 at junction 13 just to the north of the town and the A34 linking Southampton to The Midlands, and direct rail links to London Paddington. The countryside surrounding Newbury is largely an area of natural beauty one of the best kept secrets of the area.

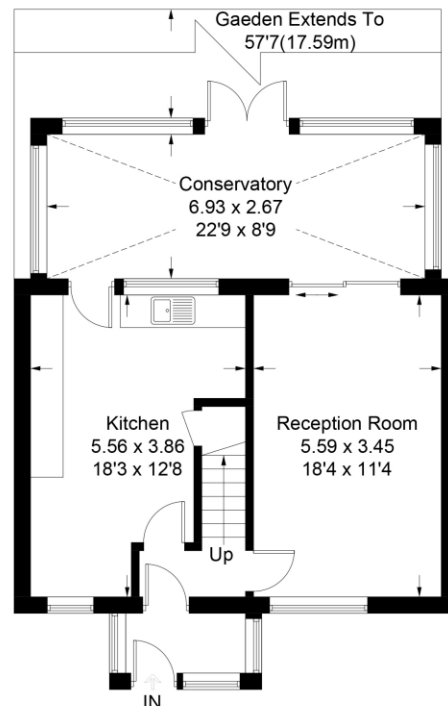


 **jones robinson**

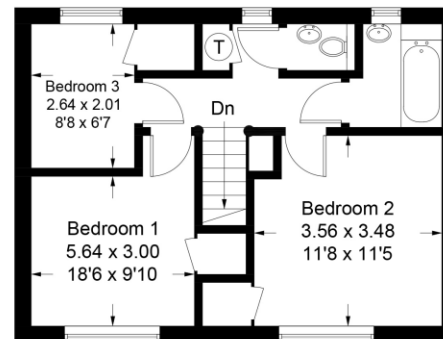
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## 12 Curling Way, Newbury, RG14 2PX

Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID484424)

### Description

Curling Way is a delightful semi-detached family home, which would make an excellent first-time purchase or a great investment. There is a large kitchen/breakfast room, good sized living room and a 22ft wide conservatory which stretches across the back of the house. On the first floor, there are two double bedrooms with the third being a good-sized single bedroom. There is a family shower room and an addition separate wc

### Outside

To the rear, the garden has two sheds and extends to approximately 57ft. There is driveway parking to the front and ample on street parking.





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### Directions

Leaving Newbury town centre on the A339, turn right onto the B4009 towards Hermitage. At the roundabout, turn right into Kiln Road. At the third roundabout, turn right into Gaywood Drive. Take the second turning on the right into Curling Way where the property can be found after a short distance on the right.

### Services

Electricity, water, gas, mains drainage.

All enquiries please to the Newbury office -  
118 Bartholomew Street

Newbury

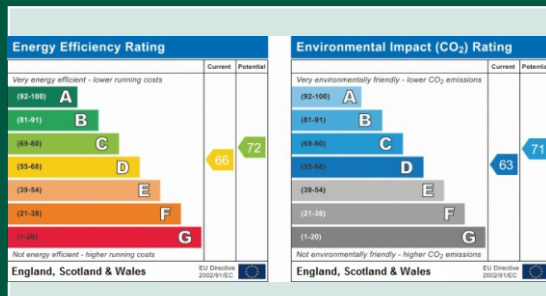
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All measurements are approximate.

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