



**56 CLAREMONT CRESCENT**

Guide Price: £450,000

**Carter Jonas**

## 56 CLAREMONT CRESCENT NEWBURY RG14 2FE

- Newbury town and mainline station 1 mile
- M4 (J13) 2 miles

Entrance hall · cloakroom · sitting room · modern kitchen/ breakfast room · principal bedroom with fitted wardrobes and en suite shower room · 3 further bedrooms · family bathroom · driveway, carport and garage · well maintained fully enclosed rear garden · gas central heating · double-glazing · Energy Rating C

### SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

Claremont Crescent is a quiet residential road located on a popular development built by Croudace Homes and is offered for sale in good decorative order. The front door opens to an entrance hall with a useful ground floor cloakroom to a comfortable reception room. Double doors lead to an inner hall with stairs to the first floor and the kitchen/breakfast room with extensive wall and base units, built in electric oven with gas hob and space for appliances. The kitchen benefits from enough space for a dining room table and has a bay window with double doors into the garden and further pedestrian door into the carport. Upstairs there is an excellent principal bedroom with built in wardrobes and en suite shower room, 3 further bedrooms and a family bathroom.

**AN ATTRACTIVE AND WELL DESIGNED 4 BEDROOM SEMI-DETACHED FAMILY HOME BENEFITING FROM A CARPORT, GARAGE AND DRIVEWAY, AND WEST FACING GARDEN.**



## OUTSIDE

The property offers a driveway leading to a carport which in turn leads to a single garage with power, lighting and up and over door. The rear garden has been well tended by the current owners and have been designed to low maintenance with a patio area leading from the house.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas fired central heating

**Local Authority:** West Berkshire Council – 01635 551111

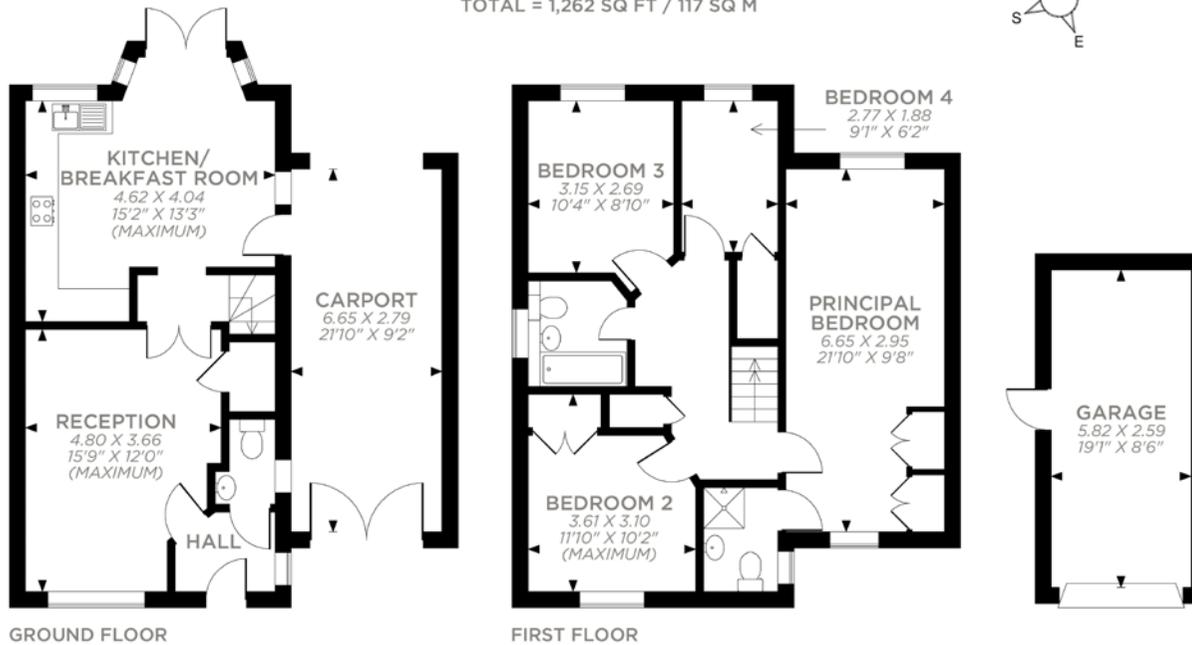
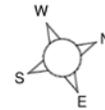
**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 2FE



CLAREMONT CRESCENT, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 900 SQ FT / 83 SQ M  
 CARPORT, GARAGE = 362 SQ FT / 34 SQ M  
 TOTAL = 1,262 SQ FT / 117 SQ M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8630607/SS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT

**carterjonas.co.uk**  
 Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.