



51 Curling Way, Newbury, Berkshire, RG14 2PU

Freehold

Guide Price **£280,000**

 **jones robinson**
— SIMUL MOVERE —



Offering more space than you might expect, this two-bedroom property has been adapted to provide versatile accommodation. With residents' parking, a pleasant outlook across a pretty green and riverside walks leading towards the town centre, it combines everyday practicality with a lovely setting.

- Spacious living
- Two bedrooms
- Private garden
- Residents' parking
- Pretty green views
- Riverside walks
- Town centre access
- Bright reception room
- Family bathroom
- Versatile accommodation

SITUATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, as well as the award-winning Victoria Park which has excellent visitor facilities, and much historical interest nearby, at Donnington Castle and Highclere Castle (of Downton Abbey fame). There are plenty of stunning walking and cycling trails, including the tow path along the Kennet & Avon Canal which passes directly through the town centre. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

Set in a pleasant position overlooking a pretty green, this attractive home offers an appealing balance of space, convenience and lifestyle.

The ground floor provides a welcoming living space, with a comfortable reception room offering room to relax and dine, alongside a fitted kitchen with a range of units and work surfaces. The layout is practical for day-to-day living, while the additional bedroom accommodation upstairs provides flexibility to suit changing needs.

The first floor offers two bedrooms, an arrangement that makes particularly good use of the available space, together with a family bathroom. Whether you need separate rooms for children, space to work from home or somewhere for guests to stay, the accommodation offers options that can adapt to different stages of life.



OUTSIDE

Residents' parking adds welcome convenience, while the outlook across the green creates a pleasant sense of openness. The nearby riverside walks provide an enjoyable route towards the town centre, offering the opportunity to leave the car behind and enjoy the surrounding area on foot. For buyers looking for a spacious home with flexible accommodation, a green outlook and access to outdoor walks and town-centre amenities, this property is well worth considering.

SERVICES & MATERIAL INFORMATION

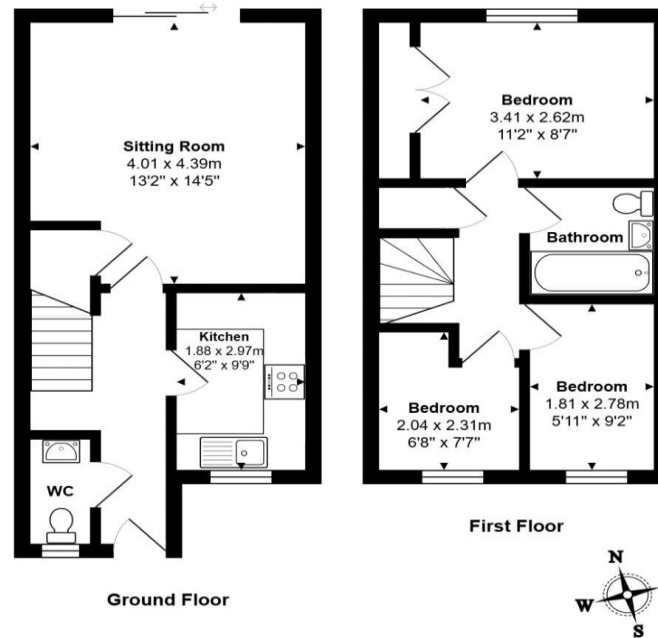
All mains services are connected and the property operates on gas fired central heating.

EPC rating: C

Council tax band: C

What3words: songs.sweep.boat

51 Curling Way



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