



## 12 HARRINGTON CLOSE

NEWBURY RG14 2RQ

A fantastic one bedroom home tucked away in a quiet cul de sac on the north side of Newbury.

The accommodation consists of living room, kitchen, good size double bedroom and bathroom. There is good storage throughout, and also has one allocated parking space in addition to visitors spaces.

This property benefits from a good sized enclosed garden with patio space great for entertaining.

The property has been well maintained and is ready to move straight in to.

The property is located within the Manor Park development just to the north of Newbury and within easy reach of the A4 and on to the M4 junction 13.



**Winkworth**



## AT A GLANCE

- 430 Square feet/ 40 square metres
- Double bedroom
- Bathroom
- Sitting room
- Kitchen
- Allocated parking
- Garden

## UTILITIES

Gas central heating  
Mains water  
Mains electric

There is Ultrafast Broadband available in the area.  
There are no known mobile coverage issues.

EPC - C  
West Berkshire District Council Tax Band - C

## DIRECTIONS

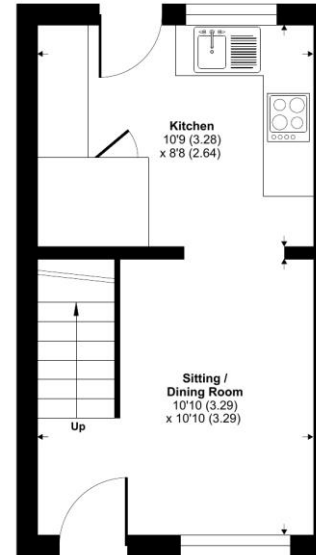
[what3words:///globe.cars.common](https://www.what3words.com/globe.cars.common)



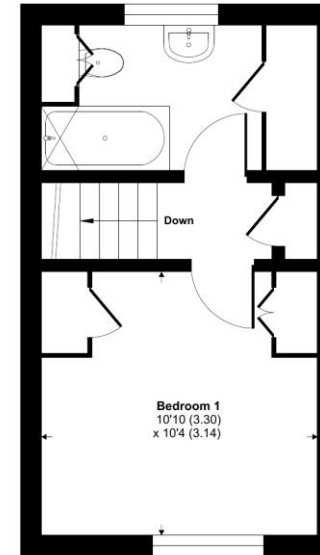
## Harrington Close, Newbury, RG14

Approximate Area = 430 sq ft / 39.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Winkworth. REF: 1133447

Winkworth



## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT

01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

[winkworth.co.uk/newbury](https://www.winkworth.co.uk/newbury)

# Winkworth

See things differently.