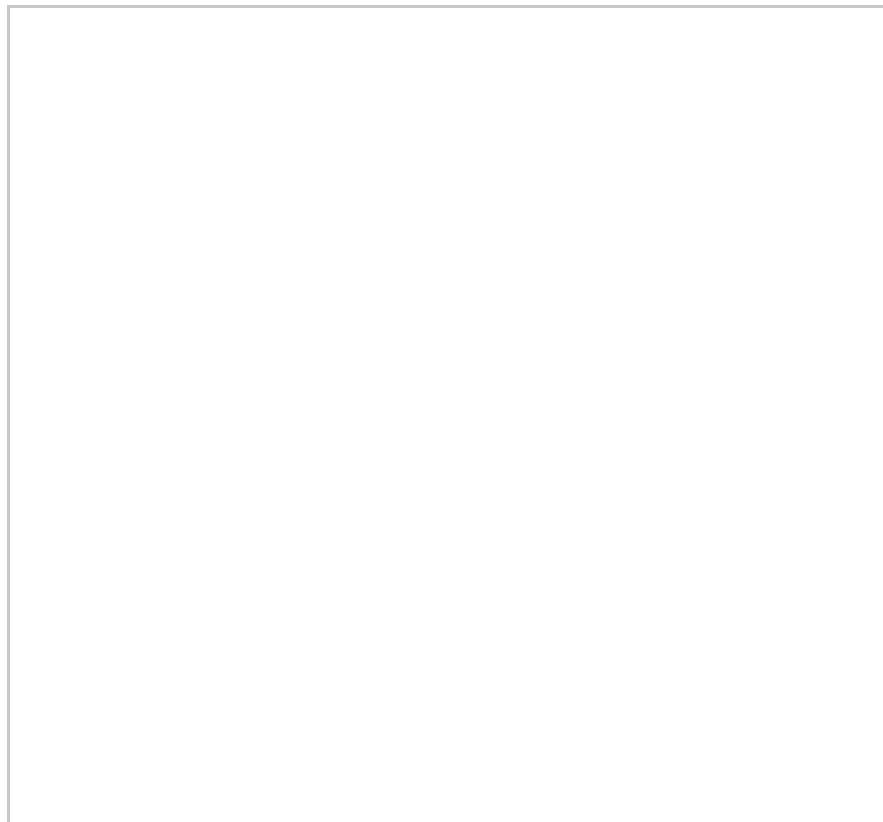




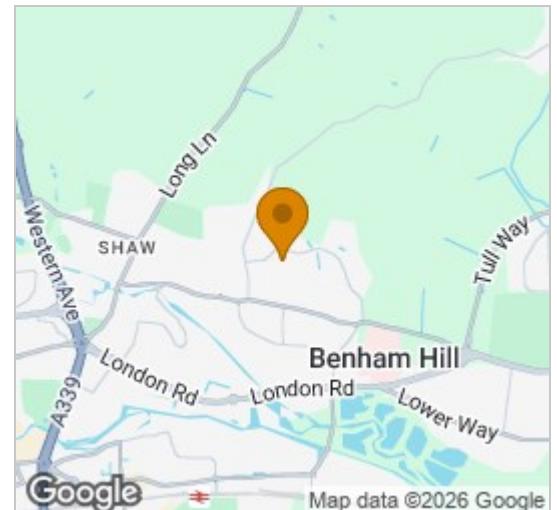
37 Marston Drive  
, Newbury, RG14 2SQ  
£1,495 Per Month



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



Located in a peaceful cul-de-sac on the popular Manor Park Estate, lies this well presented 2-bedroom house with garage, private driveway and enclosed, low maintenance garden.

Front door leads to hallway with smart, modern kitchen off, including integrated large fridge/freezer, dishwasher. To the back of the house is the lounge with patio door access to the conservatory and low maintenance, secure garden, which includes door to the rear of the garage.

Upstairs there are 2 well presented bedrooms, the master including 2 built in wardrobes and a new family bathroom with shower over bath.

Outside there is a private driveway and a single garage.

AVAILABLE IMMEDIATELY

SMALL PETS (CATS OR DOGS UP TO 10KG) CONSIDERED.

EPC: Band C.

COUNCIL TAX: Band C = £2,156.19 for 2025/26.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.