













## Directions:-

Proceed east out of Newbury to Thatcham approx. 4 miles. Having passed the main shops in The Broadway take second turning right into Coombe Court.

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.