

HILLIER & WILSON



Old College Road, Newbury, RG14 1TB

Old College Road Newbury

A beautifully presented four bedroom townhouse located in a popular development on the north side of Newbury. The accommodation measures in excess of 2,000 sq.ft whilst other benefits include gas central heating, uPVC double glazing and off road parking/tandem garage. The ground floor comprises entrance hall, family room/home office, cloakroom, utility room and double bedroom with en-suite shower room. On the first floor there is a dining room and separate sitting room which both offer access to a balcony and then a kitchen/breakfast room. The second floor comprises master bedroom with en-suite shower room and dressing room, a double bedroom with fitted wardrobe, a further bedroom and a family bathroom.

Externally, there is a well-maintained rear garden which is mainly laid to lawn, with a patio seating area, whilst to the front there is off road parking and a garage measuring 270 sq.ft. in size. Old College Road is conveniently located a stone's throw away from Waitrose and a short walk from the shops and restaurants of Newbury town centre.





- BEAUTIFULLY PRESENTED
- FOUR BEDROOM FAMILY HOME
- POPULAR DEVELOPMENT ON THE NORTH SIDE OF NEWBURY
 - MASTER WITH EN-SUITE SHOWER ROOM
- GARAGE & OFF ROAD PARKING
 - GAS CENTRAL HEATING

Services:

Mains services are connected
(Service charges apply)

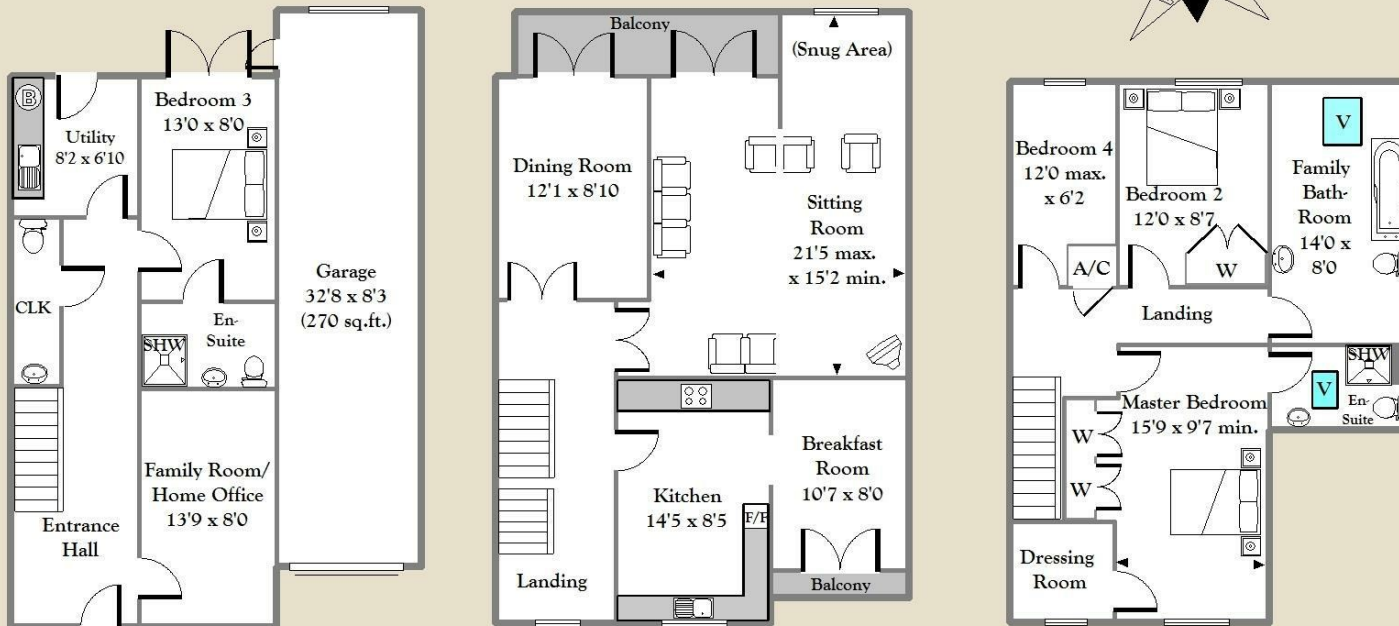
EPC: Rating C

Full results can be sent on request

Council Tax:
Band F



Old College Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 2269 sq.ft. (Including Garage) - For identification only - Not to scale - Hillier & Wilson LTD.



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

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