

HILLIER & WILSON



Old College Road, Newbury, RG14 1TB

Old College Road Newbury

A well-presented four bedroom town house located in a sought after development on the north side of Newbury. The property offers flexible accommodation over three floors and benefits from gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, cloakroom, garden room with utility area and a guest bedroom with en-suite shower room and built-in wardrobe. The first floor offers sitting room with French doors onto Juliette balcony, dining room and kitchen. The top floor has a principal bedroom with en-suite shower room and built-in wardrobe, two further bedrooms with built-in wardrobes and a family bathroom.

Externally there is a low maintenance rear garden with both lawn and patio areas, whilst parking is available to the rear in front of the garage. 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.





- FOUR BEDROOM TOWN HOUSE
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO TOWN CENTRE AND WAITROSE
 - WELL PRESENTED THROUGHOUT
- OFF-ROAD PARKING IN GARAGE
 - LOW MAINTENANCE REAR GARDEN

Services:

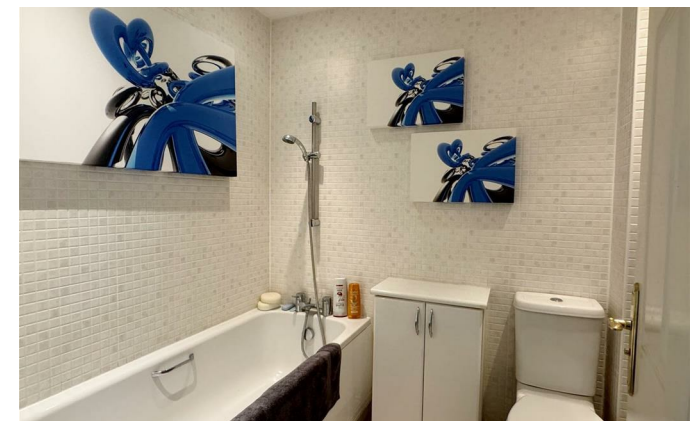
Mains services are connected

EPC: Rating C

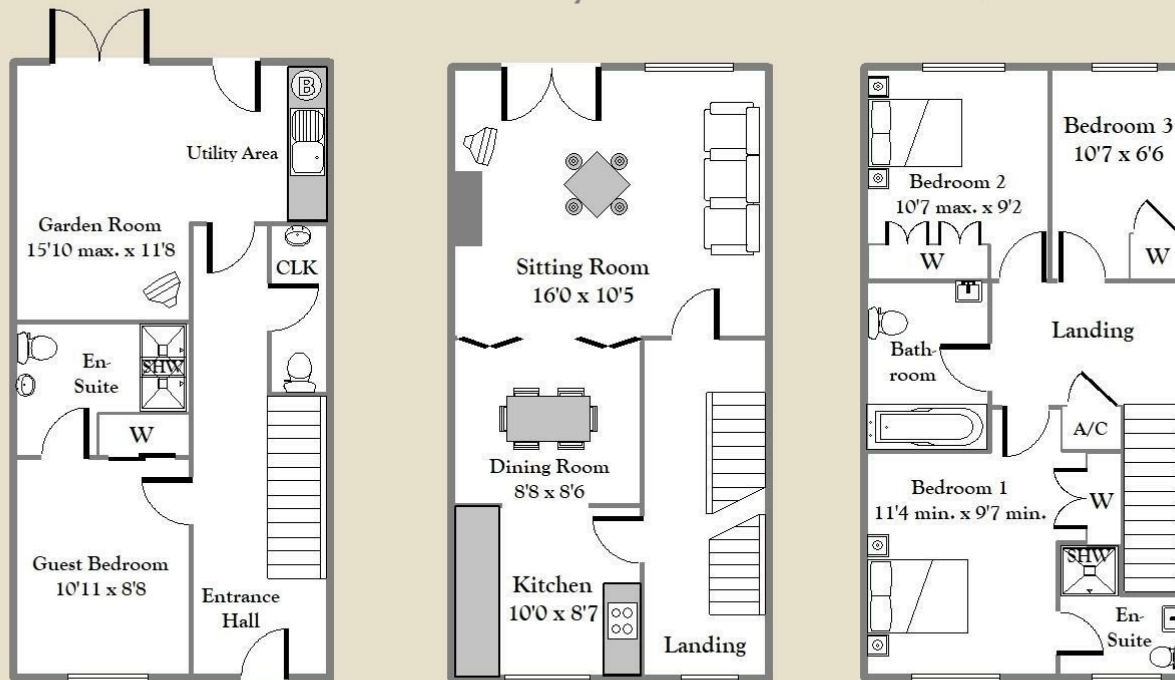
Full results can be sent on request

Council Tax:

Band F



Old College Road Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1396 sq.ft. - For identification only - Not to scale - Hillier & Wilson LTD

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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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