

HILLIER & WILSON

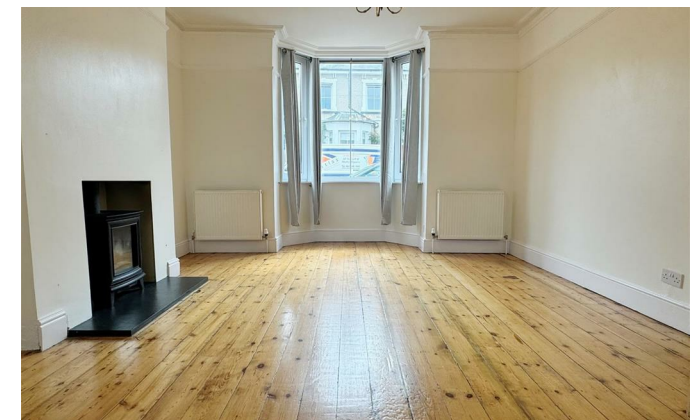


Priory Road, Newbury, RG14 7QN

Priory Road Newbury

A charming three bedroom semi-detached family home located in a sought after residential road on the south side of Newbury within the catchment area of the highly regarded St Johns and St Barts schools. The property has massive potential to extend to the side and rear as well as convert the loft (subject to the usual consents) and boasts a plot measuring 1/5 acres in size, whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, sitting room with log burner, dining room and open-plan kitchen/breakfast room with utility cupboard. Externally there is a good sized, enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area, whilst to the front of the property is off road parking via driveway and access to the garage. Priory Road is very conveniently located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

NO ONWARD CHAIN





- CHARMING THREE BEDROOM FAMILY HOME
- PRESTIGIOUS RESIDENTIAL ROAD IN SOUTH NEWBURY
- MASSIVE POTENTIAL TO EXTEND & CONVERT (STTC)
- PLOT MEASURING 1/5 ACRE IN SIZE
- ST JOHNS AND ST BARTS SCHOOL CATCHMENT
- NO ONWARD CHAIN

Services:

Mains services are connected

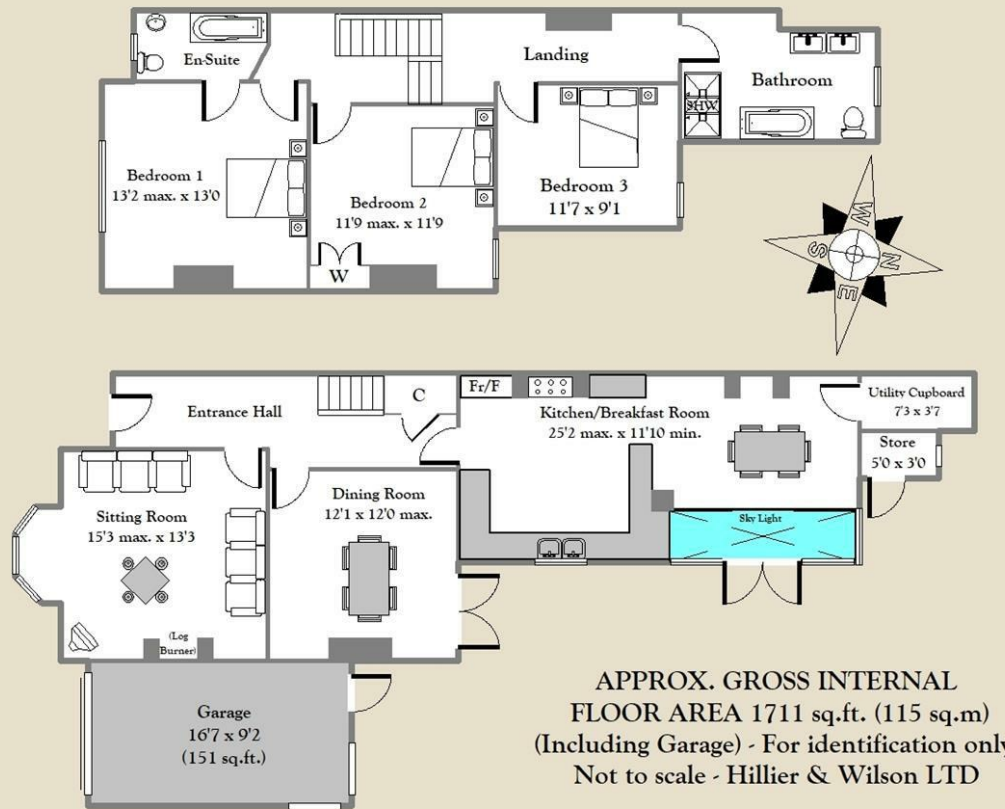
EPC: Rating D

Full results can be sent on request

Council Tax: Band E

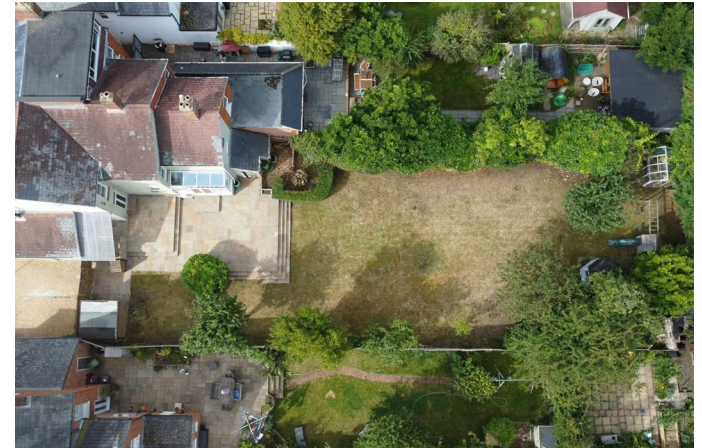


Priority Road, Newbury



APPROX. GROSS INTERNAL
FLOOR AREA 1711 sq.ft. (115 sq.m)
(Including Garage) - 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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