

HILLIER & WILSON



Sutherlands, Newbury, RG14 7RL

Sutherlands, Newbury

A beautifully presented three bedroom detached home located in a sought after cul-de-sac on the south side of Newbury. The property falls within the catchment area of the highly regarded Falkland and Park House schools and benefits from gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises porch, entrance hall, cloakroom, dining room and modern kitchen leading out onto the garden. Upstairs there are three double bedrooms, all of which have built-in wardrobes, and a family bathroom. Externally there is an enclosed rear garden which is mainly laid to lawn with mature hedge/tree borders, flower bed borders and two patio areas. To the front of the property there is off road parking via driveway and a garage. Sutherlands is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away.

NO ONWARD CHAIN





- THREE BEDROOM DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
 - NEW KITCHEN AND BATHROOM
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- DRIVEWAY PARKING & GARAGE
- NO ONWARD CHAIN

Services:

Mains services are connected

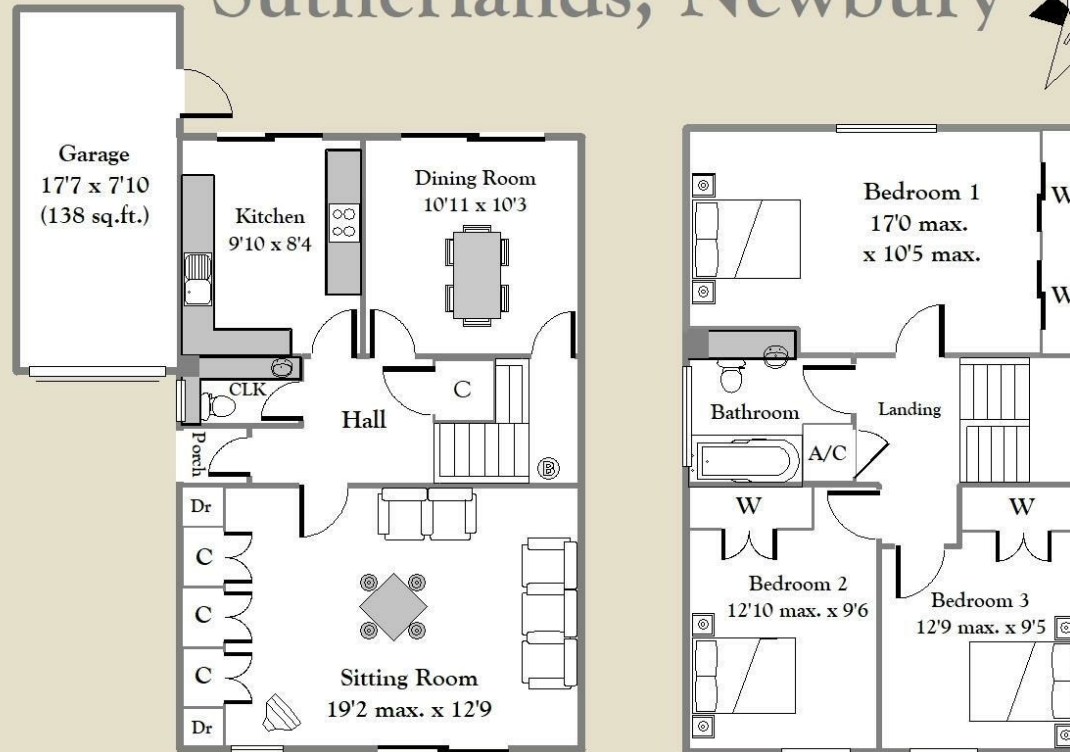
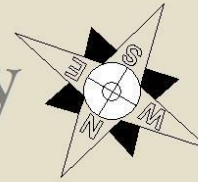
EPC: Rating D

Full results can be sent on request

Council Tax: Band E



Sutherlands, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1293 sq.ft. (120 sq.m) (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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