

# HILLIER & WILSON



Mansell Drive, Mansell Drive, Wash Common, Newbury, RG14 6TE

## Mansell Drive Newbury

A recently updated three bedroom family home located in the sought after Wash Common area of south Newbury that falls within the catchment area of the highly regarded Falkland and Park House schools. The property boasts ample off road parking whilst other benefits include gas central heating, uPVC double glazing, shed/workshop and a garage. The ground floor accommodation comprises entrance porch, cloakroom, sitting room, dining/utility room and a newly fitted kitchen. The first floor comprises three bedrooms (two of which have built-in wardrobes) and a family bathroom. Externally the rear garden is laid to lawn with access to a good size workshop that leads through to a garage. There is also ample off road parking available beside the property. Mansell

Drive is conveniently located for the local amenities of Wash Common including doctors, dentist and supermarket, whilst Newbury town centre and mainline railway station are just a short drive away. The property is very near to open countryside providing leisurely walks at all times of the year. Nearby road links are excellent with easy access to the A34 and M4 motorway. NO ONWARD CHAIN





- THREE BEDROOM FAMILY HOME
- POPULAR WASH COMMON AREA OF NEWBURY
  - MODERN KITCHEN RECENTLY FITTED
- SHED/WORKSHOP & GARAGE
- AMPLE OFF ROAD PARKING
  - NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

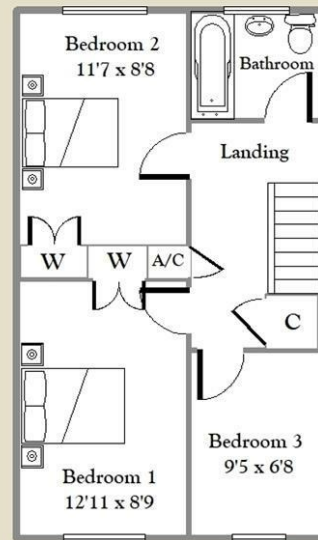
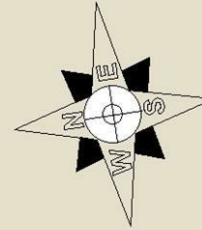
Council Tax: Band C

Please note: Under section 21 of the Estate Agency Act 1979 Hillier & Wilson would like to advise you that the seller of the property is an employee of Hillier & Wilson.

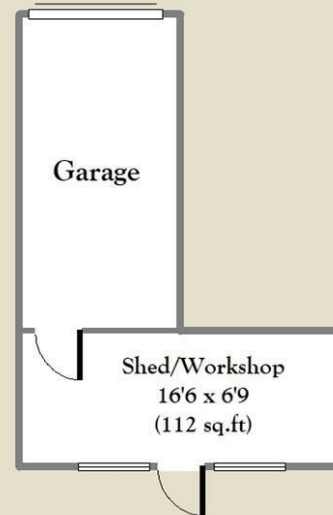


# Mansell Drive South Newbury

HILLIER & WILSON



(Not exact location)



APPROX. GROSS INTERNAL FLOOR AREA 1005 sq.ft.  
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.

HILLIER & WILSON

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