

HILLIER & WILSON



Sunderland Gardens, Newbury, RG14 6BN

Sunderland Gardens Newbury

A three/four bedroom modern town house, ideally located on a popular development on the south side of Newbury, close to the town centre but also on the edge of open countryside. The property falls within the catchment area of the both the highly-regarded John Ranking and St Bart's schools, whilst other benefits include versatile accommodation, gas central heating, uPVC double glazing, low maintenance rear garden. The ground floor comprises entrance hall, cloakroom, kitchen, and sitting/dining room. The first floor has a sitting/bedroom, double bedroom and a family bathroom. On the top floor, there is a principal bedroom with en-suite shower room and a further double bedroom. Externally there is a low maintenance rear garden which has both lawn and patio areas, whilst there is also two allocated parking spaces to the rear. Sunderland Gardens is just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. Alternatively, there is a picturesque walk to the town centre along the Kennet and Avon canal which is a stone's throw from the house.





- THREE/FOUR BEDROOM FAMILY TOWN HOUSE
- LOCATED IN A POPULAR DEVELOPMENT
- VERSATILE LIVING ACCOMMODATION
- PRINCIPAL BEDROOM WITH EN-SUITE
- TWO ALLOCATED PARKING SPACES
- ST JOHNS AND ST BARTS SCHOOL CATCHMENT

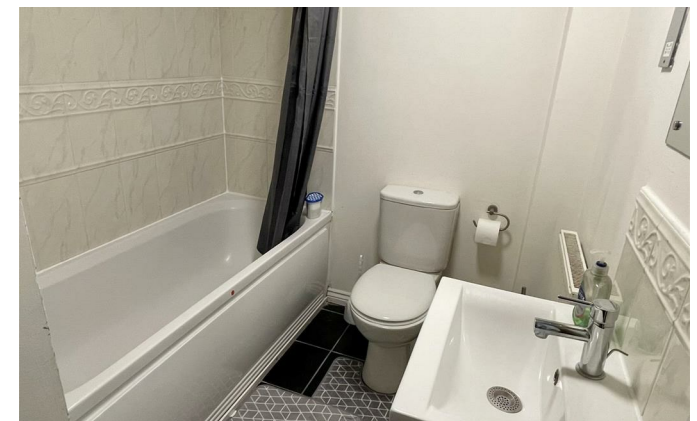
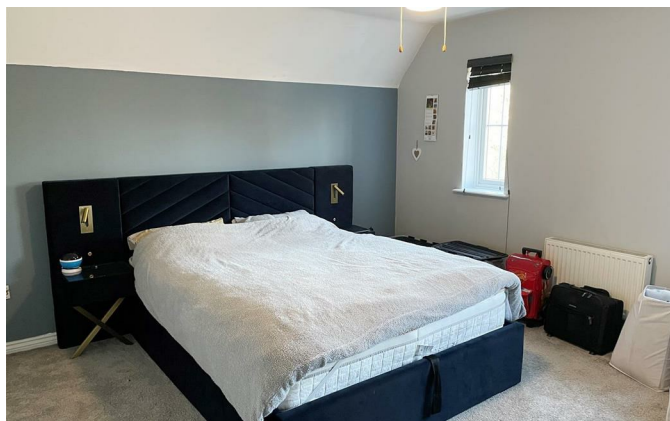
Services:

Mains services are connected

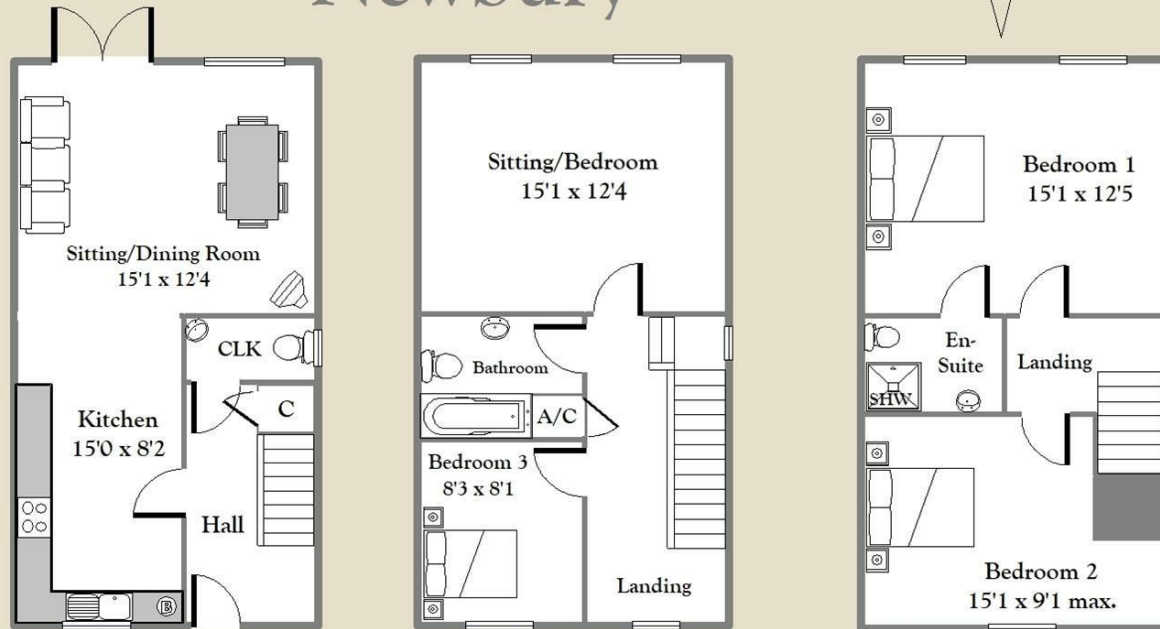
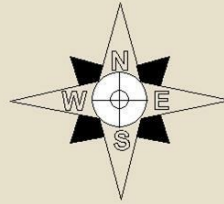
EPC: Rating

Full results can be sent on request

Council Tax: Band E



Sunderland Gardens Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1239 sq.ft. (115 sq.m)
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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