

# HILLIER & WILSON



Andover Road, Newbury, RG14 6JJ



## Andover Road, Newbury

A beautifully presented five bedroom modern semi-detached town house, built in 2005 and ideally located on the south side of Newbury town centre, within the catchment area of the highly regarded John Rankin and St Bart's Schools. The property is finished to a high specification and boasts spacious accommodation measuring 2,455 sq.ft in size, whilst other benefits include gas central heating, wooden double glazed sash windows, south easterly facing rear garden and a garage. The ground floor comprises entrance hall, cloakroom, sitting room, kitchen/breakfast room with granite worktops, utility room and conservatory. On the first floor is a spacious master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms, study and modern shower room. On the top floor is another spacious double bedroom with fitted wardrobes and en-suite bathroom, a further double bedroom and nursery/small bedroom. Externally there is a garage and block-paved shared parking area to the front of the house, whilst to the rear is a landscaped garden which is bursting with beautiful, mature plants and shrubs. Andover Road is ideally 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







- A FIVE BEDROOM TOWN HOUSE
- SPACIOUS ACCOMODATION MEASURING 2,455 SQ.FT
  - FINISHED TO A HIGH SPECIFICATION
- SOUGHT AFTER LOCATION ON THE ANDOVER ROAD
- JOHN RANKIN & ST. BARTS SCHOOL CATCHMENT
  - NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating C

Full results can be sent on request

Council Tax: Band G





# Andover Road Newbury



APPROX GROSS INTERNAL FLOOR AREA 2455 sq.ft. (228 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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