

# HILLIER & WILSON

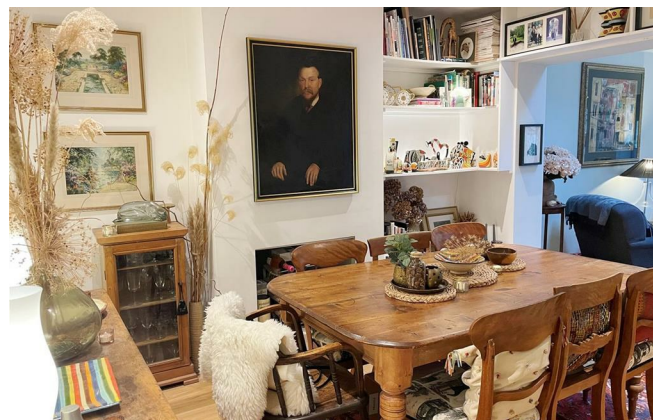


Bartlemy Road, Newbury, RG14 6LD



## Bartlemy Road Newbury

A beautifully presented four bedroom 1930's family home located in a sought after residential road on the south side of Newbury within the catchment area of the highly regarded John Rankin and St Barts schools. The property has been extended and converted by the current owners creating spacious living accommodation, whilst other benefits include gas central heating, uPVC double glazing and off road parking via driveway. The ground floor comprises entrance hall, cloakroom, sitting room, dining room, open-plan kitchen/breakfast/family room with bi-folding doors onto the garden, and a utility room. On the first floor there are two bedrooms (one of which have built-in storage), a further bedroom currently used as a study and a family bathroom. The top floor offers a principal bedroom with built-in storage and en-suite shower room. Externally there is a mature, attractive rear garden which is mainly laid to lawn with tree/hedge borders, a patio seating area and a shed, whilst to the front of the property there is off road parking via driveway. Bartlemy Road is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.







- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXTENDED & CONVERTED BY CURRENT OWNERS
- SOUGHT AFTER RESIDENTIAL ROAD
- JOHN RANKIN & ST. BARTS CATCHMENT
- OFF ROAD PARKING VIA DRIVEWAY

Services:

Mains services are connected

EPC: Rating C

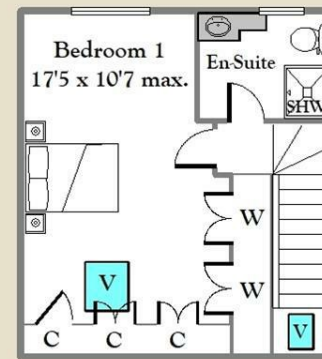
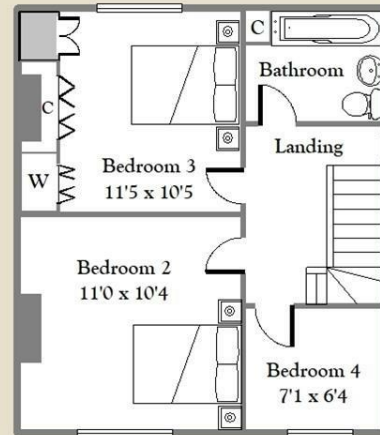
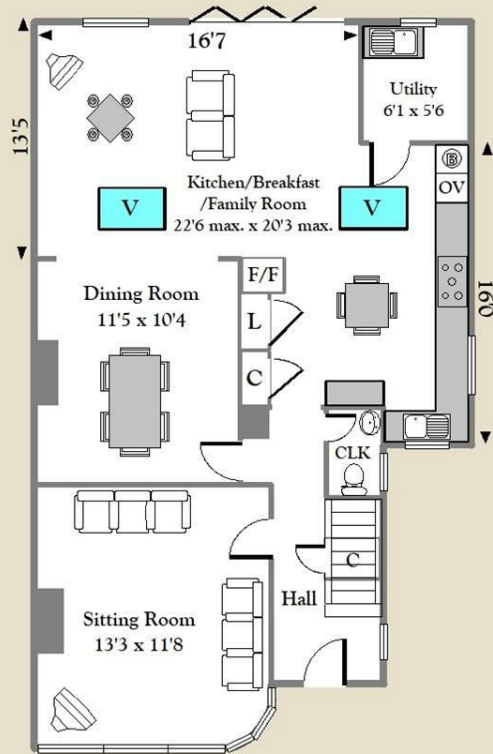
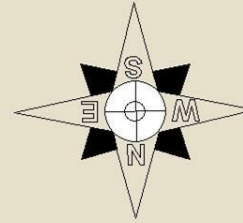
Full results can be sent on request

Council Tax: Band D





# Bartlemy Road Newbury



APPROX GROSS INTERNAL FLOOR AREA 1474 sq.ft (136 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD

HILLIER & WILSON



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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