

# HILLIER & WILSON



Mount Close, Newbury, RG14 7QR



## Mount Close Newbury

A three bedroom semi-detached family home in need of modernisation, located in a popular area on the south side of Newbury. The property offers masses of potential and could be extended (subject to the usual consents) whilst other benefits include generous corner plot, gas central heating, double glazing, x2 outbuildings with power and light and off road parking. The ground floor comprises entrance hall, cloakroom, sitting/dining room, kitchen/breakfast room with pantry cupboard and conservatory. Externally there is a good sized garden which is mainly lawn with some hedges and it offers a large outbuilding that has potential use for home office/studio/workshop, a shed/garage and side access through to the front, where you will find off road parking via driveway. Mount Close is ideally located not far from both the town centre and Retail Park and falls within the catchment area of both the highly regarded St John's primary and St Bart's secondary schools.

NO ONWARD CHAIN







- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR SOUTH NEWBURY LOCATION
- IN NEED OF MODERNISATION THROUGHOUT
  - POT. HOME OFFICE/STUDIO/WORKSHOP & GARAGE
- AMPLE OFF ROAD PARKING VIA DRIVEWAY
- NO ONWARD CHAIN

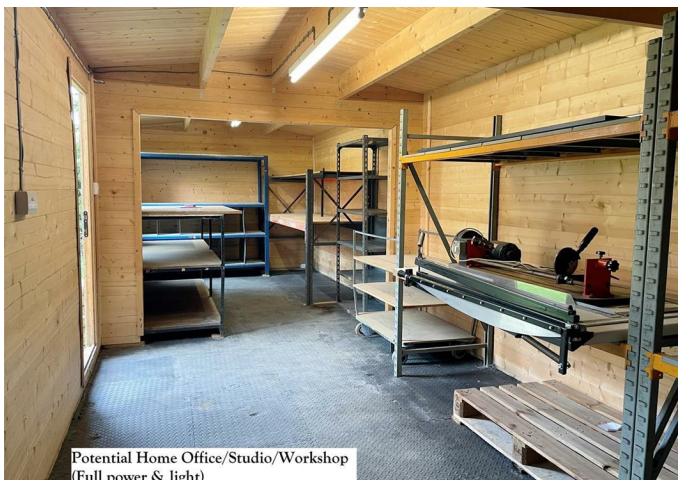
Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

Council Tax: Band D

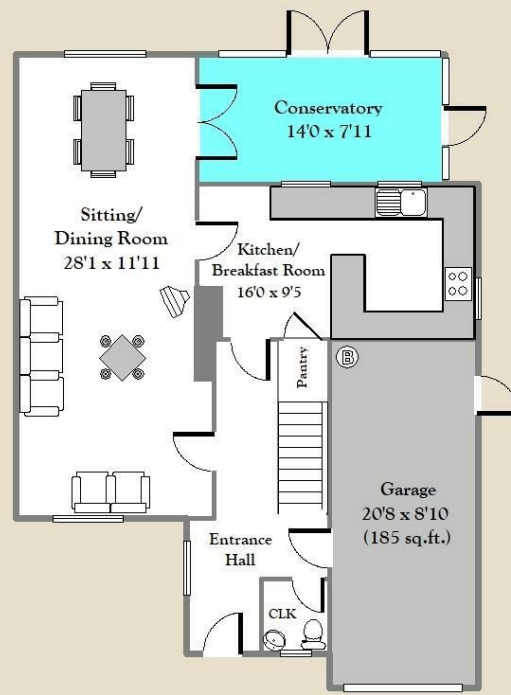


Potential Home Office/Studio/Workshop  
(Full power & light)



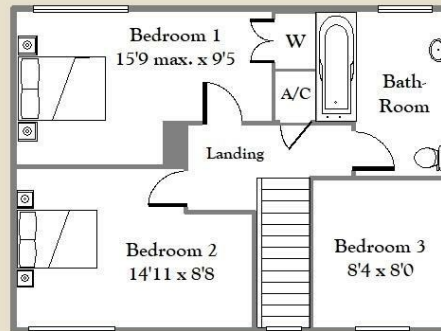


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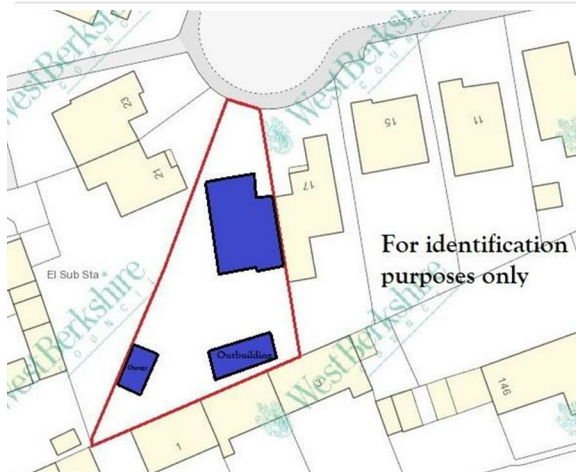
Potential Home Office/Studio/Workshop  
30'8 x 9'1  
278 sq.ft.  
(Not exact location)

Shed/Garage  
17'10 x 9'7  
172 sq.ft.  
(Not exact location)



APPROX GROSS INTERNAL  
FLOOR AREA 1510 sq.ft. (140 sq.m)  
(Including Garage / Excluding Home Office & Shed Garage)  
For identification only - Not to scale  
Hillier & Wilson LTD

HILLIER & WILSON



For identification  
purposes only

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

Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE

Tel: 01635 522044

Email: [sales@HillierandWilson.co.uk](mailto:sales@HillierandWilson.co.uk)