



New Road, Newbury, RG14 7RU

Tel: 01635 522044

Guide Price £475,000

New Road, Newbury

A four bedroom detached family home located in a popular area on the south side of Newbury, just a short distance from Newbury town centre. The property is in need of modernisation and benefits from gas central heating, double glazing, off road parking and garage. The ground floor accommodation

comprises entrance hall, cloakroom, sitting/dining room with sliding doors out onto the garden, kitchen and utility room. Upstairs there are four bedrooms and a family bathroom. Externally there is a south westerly facing rear garden which is mainly lawn with a patio seating area, whilst to the front of the property there is off road parking via driveway.

New Road is conveniently located for Newbury Racecourse, Stroud Green and Newbury town centre which are all within walking distance of the house. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour. There are also excellent road links via the A34 and M4 motorway.





- FOUR BEDROOM DETACHED FAMILY HOME
- IN NEED OF MODERNISATION
- SOUGHT AFTER AREA IN SOUTH NEWBURY
- SHORT WALK TO STROUD GREEN FIELDS
- SOUTH WESTERLY FACING REAR GARDEN
- DRIVEWAY PARKING & GARAGE

Services:

Mains services are connected

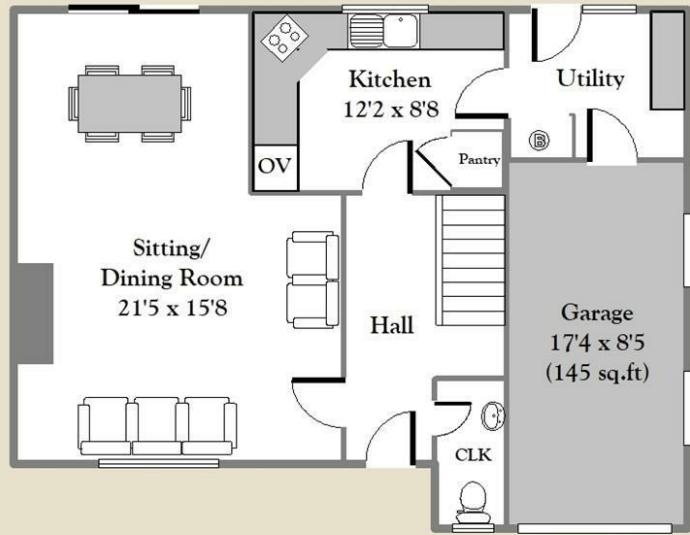
EPC: Rating E

Full results can be sent on request

Council Tax: Band E



New Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1196 sq.ft. (111 sq.m) (Including Garage)

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.

HILLIER & WILSON

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