

HILLIER & WILSON



Bruan Road, Newbury, RG14 7AU

Bruan Road, Newbury

A three bedroom detached bungalow located in a sought after cul-de-sac on the south side of Newbury. The property is in need of modernisation and has potential to extend and convert (subject to the usual consents) whilst

other benefits include garage and off road parking. The accommodation comprises entrance into dining room, sitting room, kitchen with larder cupboard, three double bedrooms, bathroom and separate W.C. Externally there is a private and established south westerly facing rear garden which is mainly laid to lawn with mature borders, elevated views looking across to Donnington Castle, patio area and access to the garage. To the front of the property is a lawn area and off road parking via driveway. Bruan Road is ideally located close to Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St Johns and St Barts schools.

NO ONWARD CHAIN





- THREE BEDROOM DETACHED BUNGALOW
- IN NEED OF MODERNISATION
 - POTENTIAL TO EXTEND & CONVERT (STTC)
- LOCATED IN A QUIET CUL-DE-SAC
- DRIVEWAY PARKING & GARAGE
 - NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating E

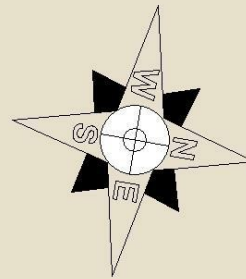
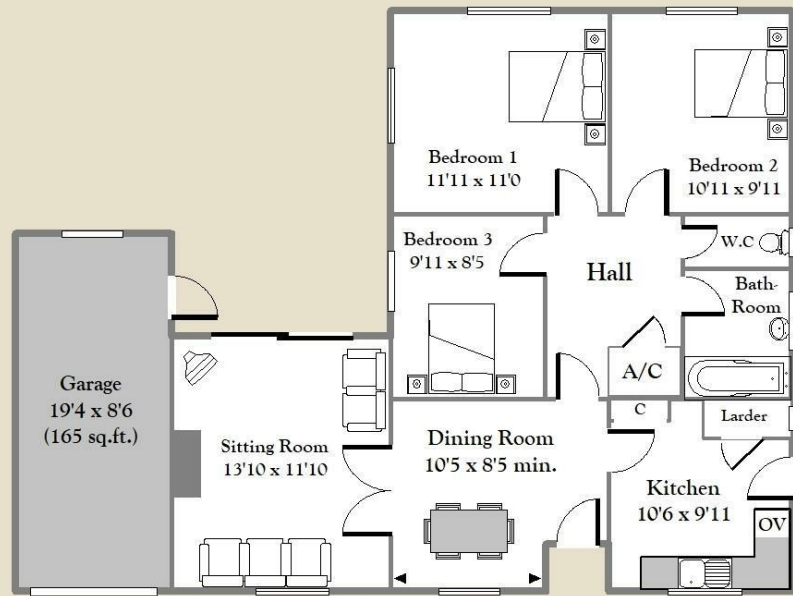
Full results can be sent on request

Council Tax: Band E



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APPROX. GROSS INTERNAL
FLOOR AREA 880 sq.ft. (81 sq.m) (Excluding Garage)
Hillier & Wilson LTD For identification only
Not to scale



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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