

HILLIER & WILSON



Kingsmead, Newbury, RG14 6SW

Kingsmead, Newbury

A well-presented three bedroom family home, located in the sought after Wash Common area of South Newbury. The property has previously been extended to create spacious living accommodation, whilst other benefits include gas combi central heating, uPVC and a garage located in a nearby block. The ground floor comprises entrance hall, cloakroom, sitting room, modern kitchen/breakfast room and conservatory/family room with double doors onto the garden. Upstairs, there are two double bedrooms (both of which have built-in wardrobes), a further bedroom and a family bathroom. Externally there is a rear garden which is laid to lawn with some tree/shrub borders and rear access via a gate. Whilst to the front is a lawn area and also a garage in a nearby block. Kingsmead also falls within the catchment area for the highly regarded Falkland and Park House schools. Wash Common has excellent local amenities including convenience stores, petrol station, doctor's surgery, dentist and several pubs, whilst Newbury town centre and mainline railway station are only a short drive away.





- THREE BEDROOM FAMILY HOME
- POPULAR WASH COMMON AREA OF NEWBURY
- PREVIOUSLY EXTENDED TO THE REAR
 - WELL-PRESENTED THROUGHOUT
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT
- GARAGE IN A NEARBY BLOCK

Services:

Mains services are connected

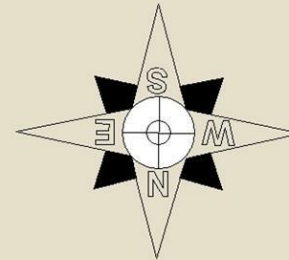
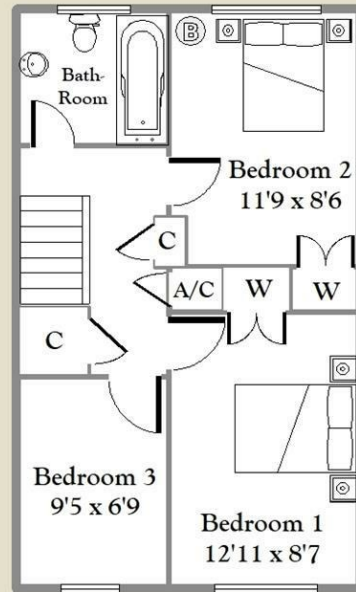
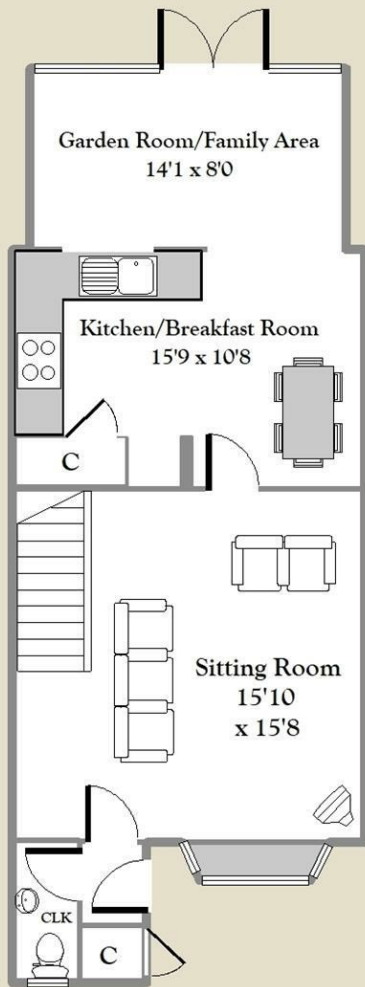
EPC: Rating D

Full results can be sent on request

Council Tax: Band C



Kings Mead, Newbury



APPROX GROSS INTERNAL
FLOOR AREA 996 sq.ft.
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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