

# HILLIER & WILSON



Byron Close, Newbury, RG14 7EJ

## Byron Close, Newbury

**\*\* NO ONWARD CHAIN \*\*** A bright and airy three bedroom detached bungalow, thoroughly modernised throughout to create a highly economical home that is ideally suited to downsize to or for a small family. The property benefits from the installation of 45 solar panels that provide power to both the property (featuring onsite battery storage) and the national grid. Other benefits include triple glazing, air source heat pump, climate control throughout (air conditioning), detached garage, off road parking and a courtyard garden. The bungalow comprises of entrance hall, master bedroom complete with fitted wardrobes and an en-suite, two further double bedrooms, family bathroom, kitchen/breakfast room, sitting/dining room and a sun room. Externally, the property has a driveway with off road parking and a detached garage, and a private south facing courtyard garden. Byron Close is very conveniently located close to Newbury Retail Park and just a short drive from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- THREE DOUBLE BEDROOMS
- MODERNISED THROUGHOUT
- VERY LOW UTILITY EXPENSES
- SOLAR FOR INTERNAL AND GRID USE (WITH LOCAL BATTERY STORAGE)
- AIR SOURCE HEAT PUMP
- OFF ROAD PARKING VIA A DRIVEWAY
- COURTYARD GARDEN
- \*\*NO ONWARD CHAIN\*\*

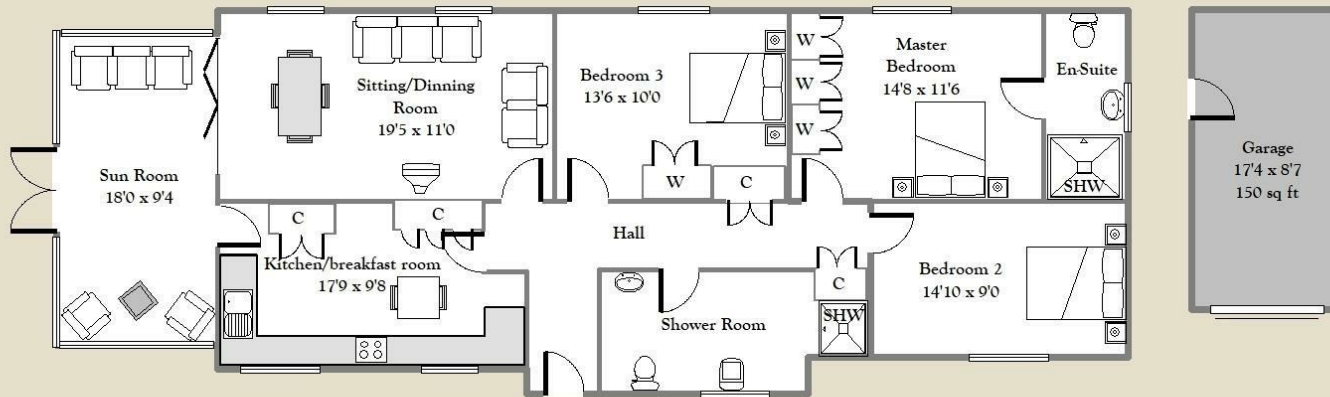
Services: Mains services are connected (apart from gas but available)

EPC: B Full results can be sent on request

Council Tax Band: E



# Rosine, Byron Close, Newbury



**APPROX. GROSS INTERNAL FLOOR AREA 1291 sq ft.(Excluding garage)  
For identification only - Not to scale Hillier & Wilson Ltd**



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.