

HILLIER & WILSON



Gwyn Close
Newbury

Gwyn Close Newbury Berkshire RG14 6JB

A four bedroom detached family home with an enviable location on a residential road south of Newbury town centre and within the catchment area of the highly regarded John Rankin and St. Barts schools. The property provides spacious living accommodation whilst other benefits include gas central heating, majority uPVC double glazing and garage. The ground floor comprises entrance porch, sitting room with log burner, dining room, cloakroom and kitchen/breakfast room; whilst upstairs there are four double bedrooms (all of which have built-in wardrobes) and a family bathroom. Externally there is a private, southerly facing rear garden which is mainly laid to lawn with mature flower bed/hedge borders and two patio seating areas at both the top and bottom of the garden; whilst to the front of the property, there is off road parking via driveway. Gwyn Close is conveniently located just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions

From Hillier & Wilson offices proceed south along Newtown Road to the roundabout, take the third exit along the Andover Road, take the seventh turning on your left into Gwyn Close, then follow the road around to the left and the property will be on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

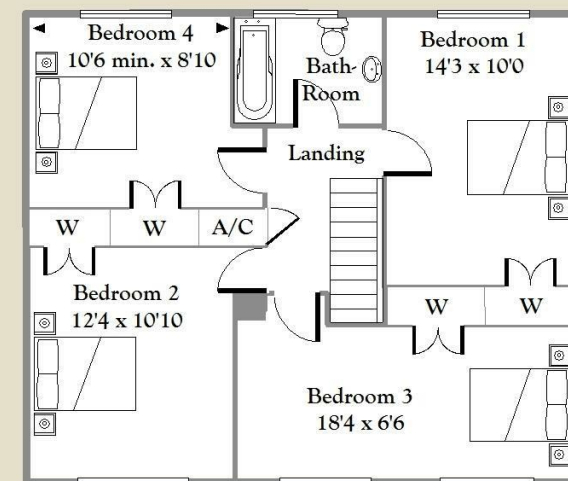
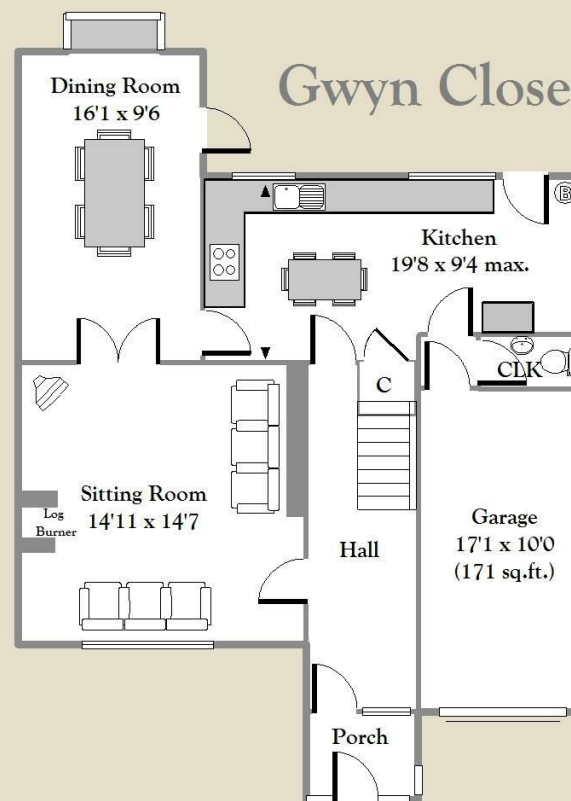
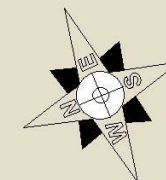
England & Wales

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Gwyn Close, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1579 sq.ft. (147 square meters) (Including Garage)
For identification only - Not to scale - Hillier & Wilson LTD.

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

