

HILLIER & WILSON

Meadow Road
Newbury

HILLIER
WILSON
FOR SALE
01635 522044
hillierandwilson.co.uk

Meadow Road Newbury Berkshire RG14 7AH

A four bedroom semi-detached family house located on a popular road just south of Newbury town centre, within the catchment area of both the well-regarded St John's & St Bart's schools. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and south facing rear garden. The accommodation is arranged over three floors with the ground floor comprising entrance hall, storage cupboard, cloakroom, kitchen and sitting/dining room with French doors to the garden. On the first floor there are two double bedrooms, a further bedroom and a modern family bathroom. On the top floor, the loft has been converted to provide a spacious master bedroom with fitted cupboards and an en-suite shower room. Externally, there is a mature front garden, block-paved driveway parking and a freestanding garage to the side of the house. To the rear is an enclosed garden with a large patio area and an elevated lawn bordered by flower beds, established plants and shrubs. Meadow 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.

Services:

Mains services are connected.

EPC:

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

Council Tax:

Band D

Viewing:

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

Directions

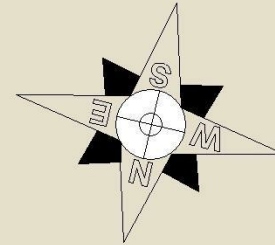
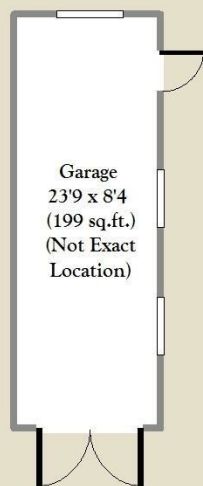
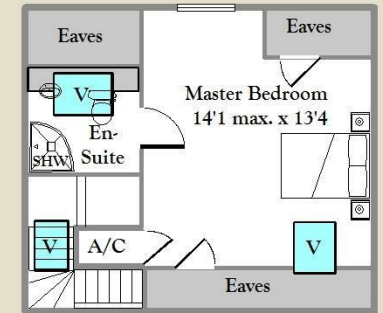
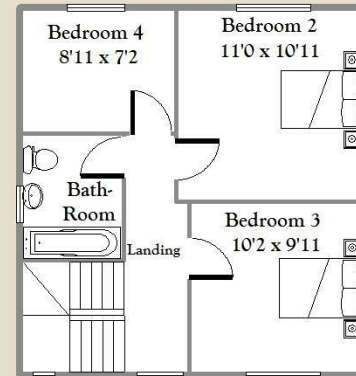
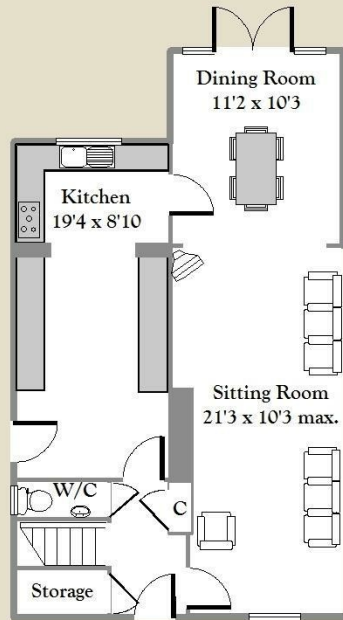
From the Hillier & Wilson offices proceed south along Bartholomew Street at the roundabout take the third exit up Andover Road, then take the second turning in to Wendan Road and take the second turning on the left onto Meadow Road, follow the road down to the end and the property can be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		





Meadow Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA: 1290 sq.ft - (Including restricted head room)
(Excluding Garage) Hillier & Wilson LTD - For identification only - Not to scale

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.

