

HILLIER & WILSON



Essex Street
Newbury

Essex Street Newbury Berkshire RG14 6RA

A very attractive turn of the century terraced house located in the popular Wash Common area of south Newbury. The property falls within the catchment of the highly regarded Falkland junior school as well as Park House secondary school, whilst other benefits include gas central heating, some uPVC double glazing and original period features including fireplaces, original sash windows and exposed floorboards. The ground floor comprises hallway, dining room with log burning stove, sitting room, kitchen, utility/boot room and a family bathroom. Upstairs there are two double bedrooms, a further single bedroom and a shower room. The loft has potential to be converted (subject to the usual consents). Externally, the front garden is enclosed with mature hedging, while the rear garden is south facing and measures in excess of 100 ft. in length, with a large workshop/shed. There are views to the front of the house over the neighbouring historic battle fields. Essex Street is a short walk from the local amenities of Wash Common which include a small supermarket, doctor's surgery and dentist, whilst Newbury town centre and mainline railway station are just a short drive away. There are regular direct rail links between Newbury and London Paddington taking less than an hour.

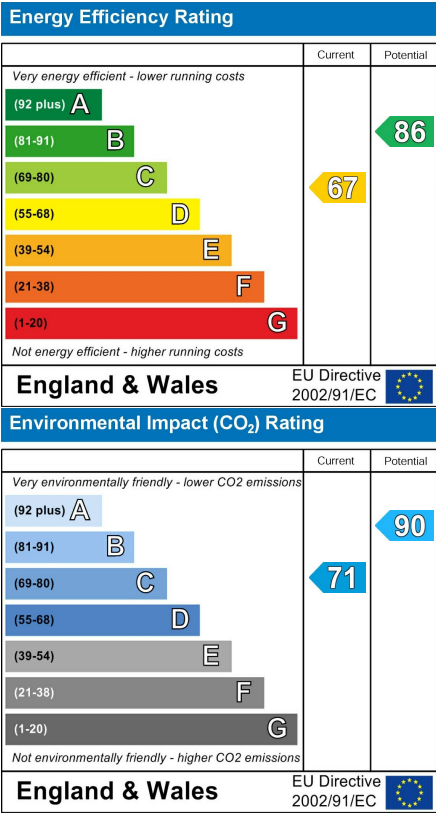
Services:
Mains services are connected.

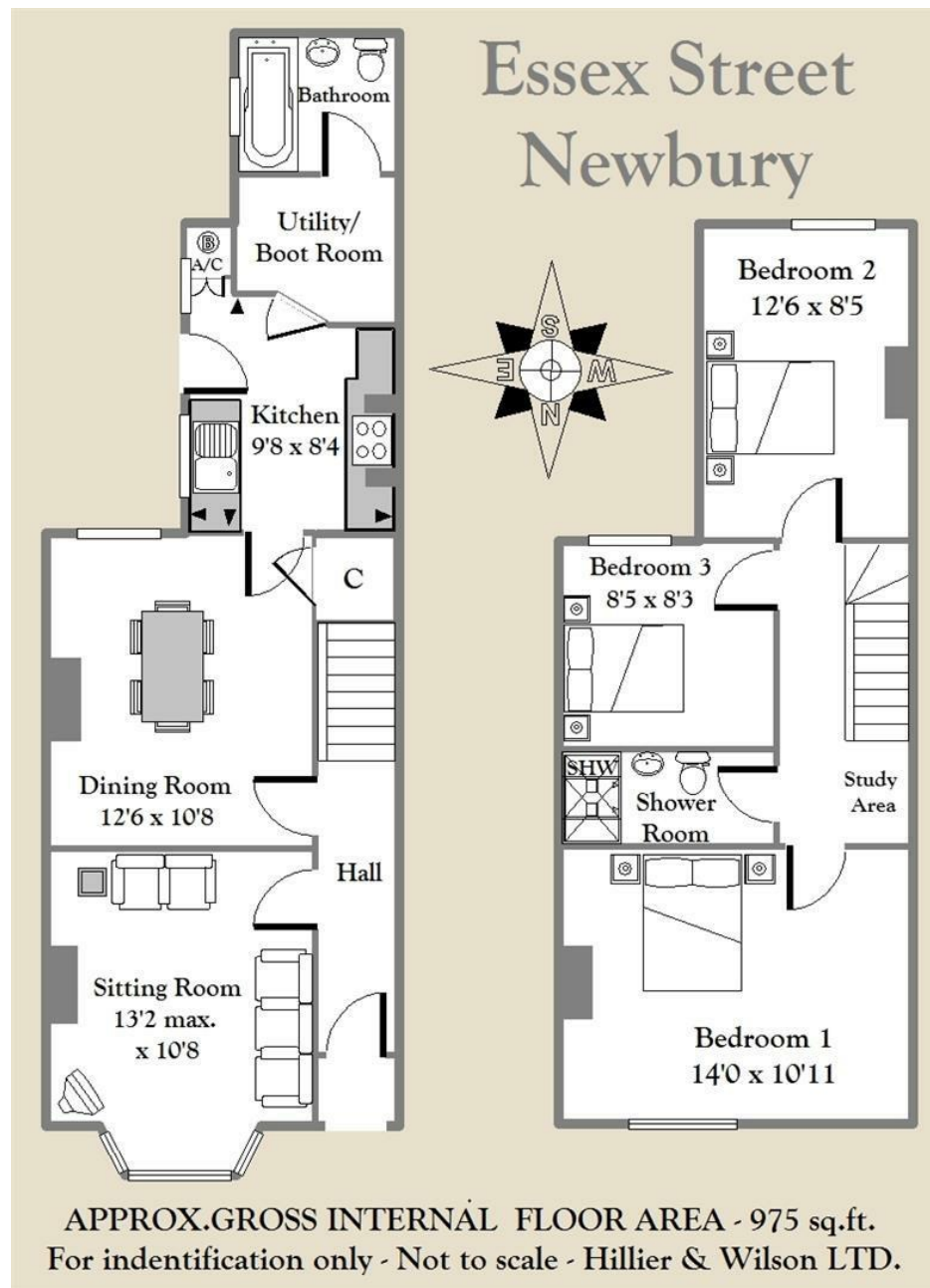
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band C

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

Directions
From the office of Hillier & Wilson continue along Bartholomew Street heading south. At the St. Johns roundabout take the third exit and proceed along the Andover Road to the two mini-roundabouts. Take the third exit into Essex Street and proceed along Essex Street and the property will be located on the left hand side.





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.

