

HILLIER & WILSON

Fifth Road
Newbury



Fifth Road Newbury Berkshire RG14 6DL

A three bedroom semi-detached family house, in need of modernisation but offering great potential to improve and extend (subject to the usual consents). The property falls within the catchment area of the highly regarded St Bart’s School, whilst other benefits include gas central heating, double glazing, driveway parking and garage. The ground floor comprises porch, entrance hall, kitchen, sitting room and dining room with sliding doors through to a glass lean-to. Upstairs there are two double bedrooms with fitted wardrobes, an additional bedroom and a family bathroom. Externally there is a garden, driveway parking and garage to the front of the house, whilst to the rear is a good-sized enclosed rear garden which is mostly laid to lawn, with mature borders. Fifth Road is ideally located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

NO ONWARD CHAIN

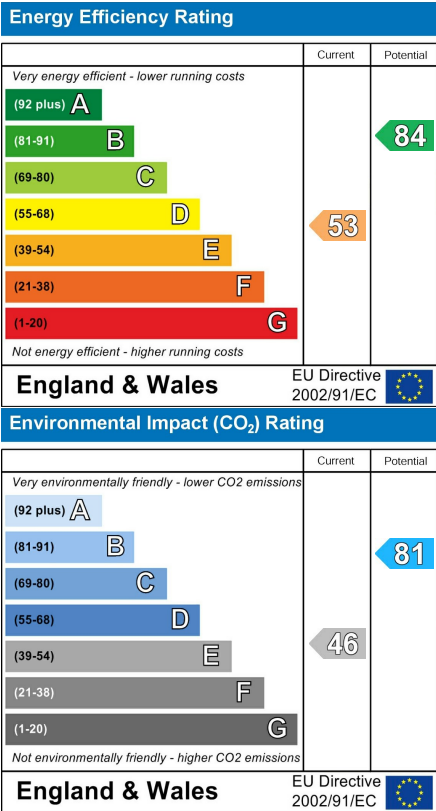
Services:
Mains services are connected.

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

Council Tax:
Band D

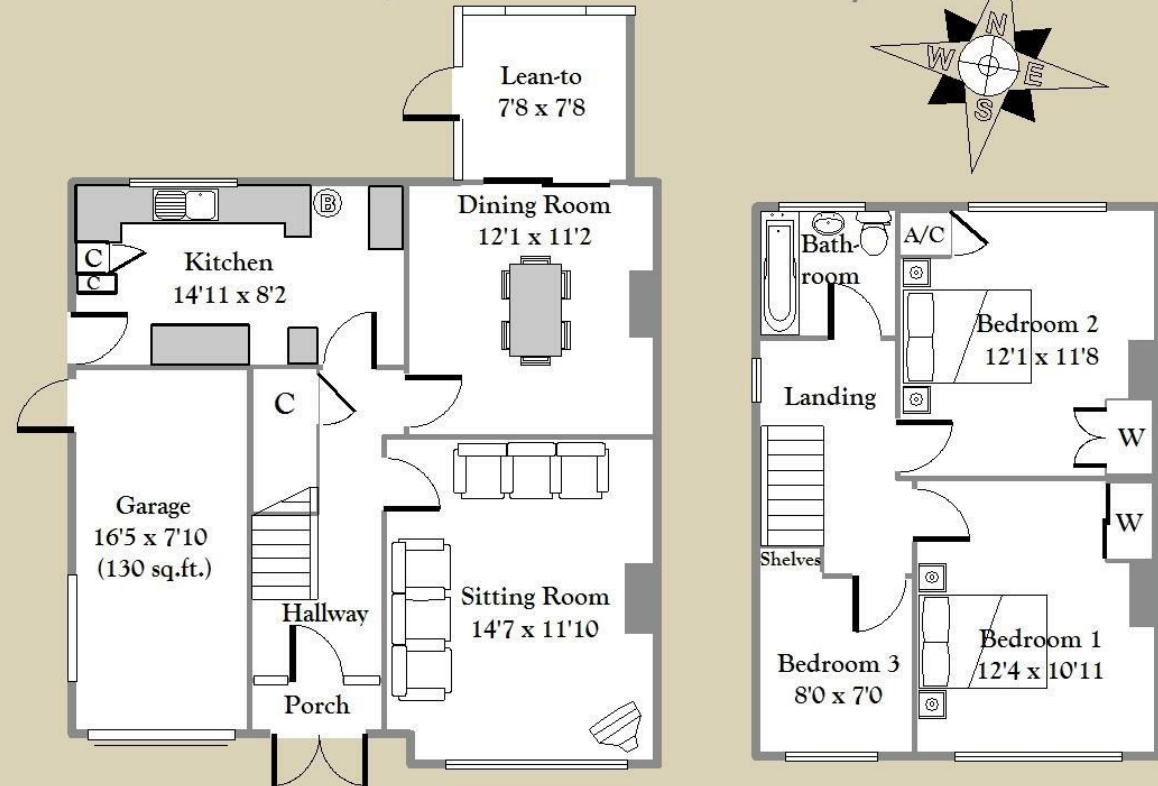
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices turn right onto Pound Street, proceed onto Enborne Road past The Lamb public house turn left onto Buckingham Road and at the mini roundabout turn right onto Fifth Road and the property is down on the right hand side.





Fifth Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1187 sq. ft
(including garage)

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.

