



Boundary Road
Newbury

Boundary Road Newbury Berkshire RG14 7NT

An attractive three bedroom Victorian terrace house with planning permission granted for a single storey extension to the kitchen and loft conversion to provide a master bedroom with en-suite bathroom. The property is in need of modernisation and is located on a popular residential road in the Eastfields area of Newbury, close to Newbury town centre. Other benefits include gas central heating, double glazing, off road parking, garage and a westerly facing rear garden. The ground floor comprises entrance hall, sitting room with bay window and fireplace, dining room, kitchen and bathroom. Upstairs there are three good sized double bedrooms. Externally, the property has a low maintenance front garden and an enclosed rear garden which is mostly laid to lawn with a patio area and gated access to the off road parking and garage located at the bottom of the garden. There is a track behind the terrace which provides access by car to the parking area and garage. Boundary Road is ideally located within walking distance of 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 C

Viewing:

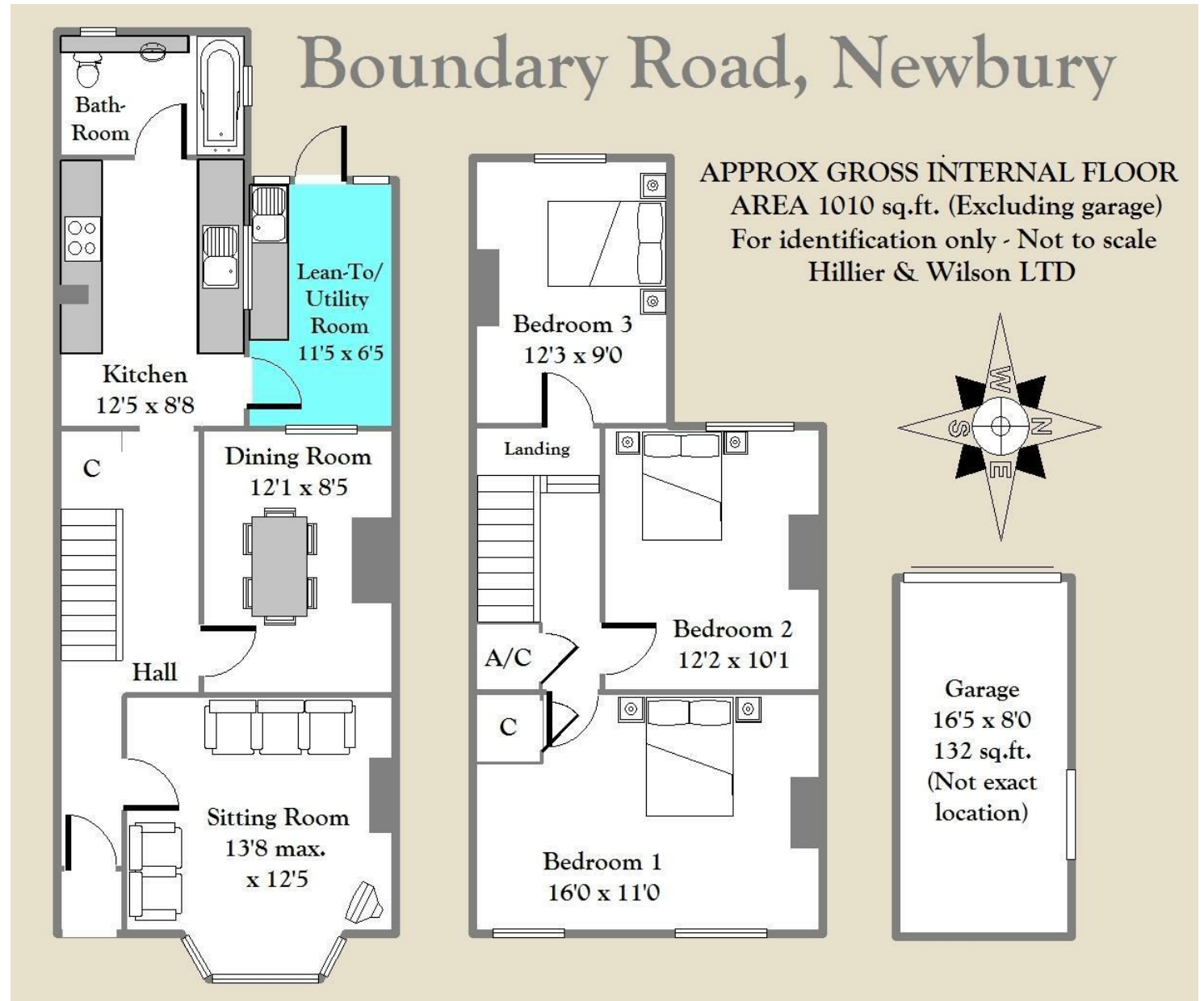
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Directions

From Hillier & Wilson office proceed south along Newtown Road and at the St.Johns roundabout turn left into St.Johns Road. At the next roundabout go straight ahead into Greenham Road. Bear right at the mini roundabout remaining on Greenham Road and at the following mini roundabout turn left into Racecourse Road. At the next mini roundabout turn left into Boundary Road and the property is on the left.



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.

