

HILLIER & WILSON

Falkland Garth
South Newbury

Falkland Garth, Newbury, Berkshire, RG14 6PA

A deceptively spacious three bedroom semi-detached family home located on the south side of Newbury. The property is presented in immaculate order throughout and benefits from gas central heating, uPVC double glazing and a garage in a nearby block. The ground floor comprises entrance porch, sitting room, modern kitchen/breakfast room leading through to the dining room which has access out onto the garden. Upstairs, there is a master bedroom with built-in wardrobe/cupboards and an en-suite shower room, two further double bedrooms and a family bathroom. Externally, the property has an enclosed landscaped rear garden with a stoned seating area and a low maintenance artificial turf area. Falkland Garth is very conveniently located for the local amenities of Wash Common including dentist, doctor's surgery and convenience stores as well being within the catchment area of the highly regarded John Rankin and St. Barts schools. Newbury town centre and mainline railway station are also only a short drive away.

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 offices of Hillier & Wilson, proceed heading south out of town. At St Johns roundabout, take the third exit and proceed along the Andover Road and up the hill to the two mini-roundabouts. Take the third exit onto Essex Street and Falkland Garth is the first turning on the right and the property is down on your left hand side.

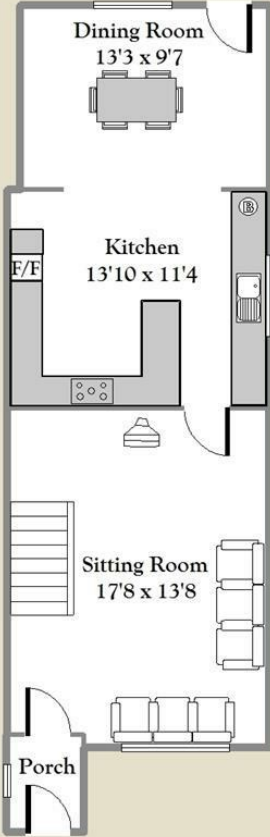
| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |








Falkland Garth South Newbury





APPROX. GROSS INTERNAL FLOOR AREA 1076 sq.ft.
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.

