

HILLIER & WILSON



Sunderland Gardens
Newbury

Sunderland Gardens Newbury Berkshire RG14 6BN

A well-presented four bedroom modern family home, ideally located on a popular development on the south side of Newbury, close to the town centre but also on the edge of open countryside. The property falls within the catchment area of both the highly-regarded John Rankin and St Bart’s schools, whilst other benefits include gas central heating, uPVC double glazing and garage. The ground floor comprises entrance hall, cloakroom, sitting room and kitchen/breakfast room with French doors onto the garden. On the first floor, there is a master bedroom with en-suite shower room and built-in wardrobe, a further double bedroom with built-in wardrobe, a family bathroom; whilst on the top floor, there are two further double bedrooms and eaves storage facilities. Externally, there is a westerly facing rear garden which is mainly laid to lawn with a stoned seating area and a patio, whilst there is off road parking available to the side of the property as well as a garage. Sunderland Gardens is just a short drive from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

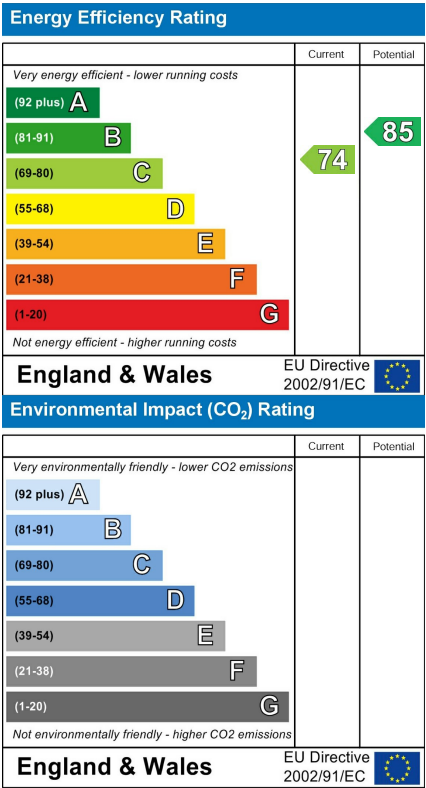
Services:
Mains services are connected.

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

Council Tax:
Band D

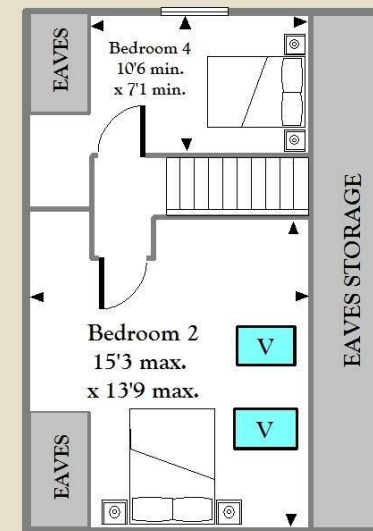
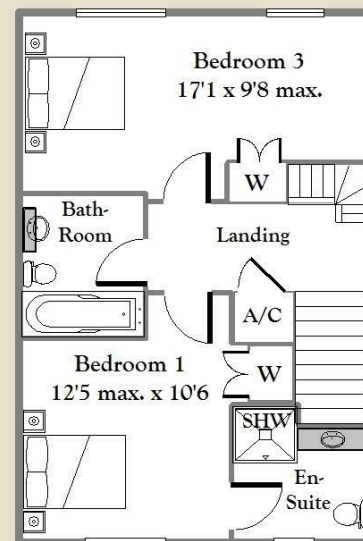
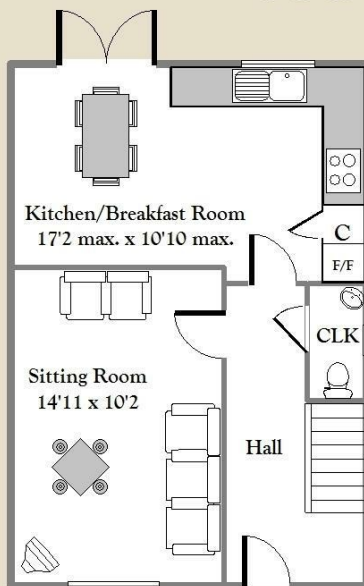
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the Hillier & Wilson offices in Bartholomew Street turn right onto Pound Street which becomes Enborne Road and continue for approximately ¾ of a mile. Take the fifth turning on your right into Sunderland Gardens; follow the road right down to the end and eventually turn left and the property can be found straight ahead.





Sunderland Gardens South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1227 sq.ft. (113 sq.m)
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.

