HILLIER & WILSON



Catherine Villa
Station Road, Newbury

Station Road Newbury Berkshire RG14 7LP

A unique opportunity to acquire a four bedroom character home, dating back to the turn of the century located in the south of Newbury. The property offers an abundance of potential and boasts a large plot with a studio/home office and car port, whilst other benefits include gas central heating and uPVC double glazing. The ground floor comprises entrance hall, cloakroom, sitting room with open fire, dining room, kitchen/breakfast room, sun room and utility room. Upstairs, there is a master bedroom with en-suite shower room, three further bedrooms (one of which has built-in wardrobes) and a shower room. Externally, there is a south facing rear garden which is mainly lawn with tree/hedge borders and a separate area to the rear that is home to a studio/home office measuring 400 sq.ft. in size and a car port. Station Road is ideally located within walking distance of Newbury town centre whilst the mainline railway station situated at the end of the road offers regular direct links to London, Paddington taking less than an hour. The property also falls within the catchment area of the highly regarded St. Johns, St. Nicks and St. Barts schools. NO ONWARD CHAIN

Services:
Mains services are connected.

EPC: Rating D
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



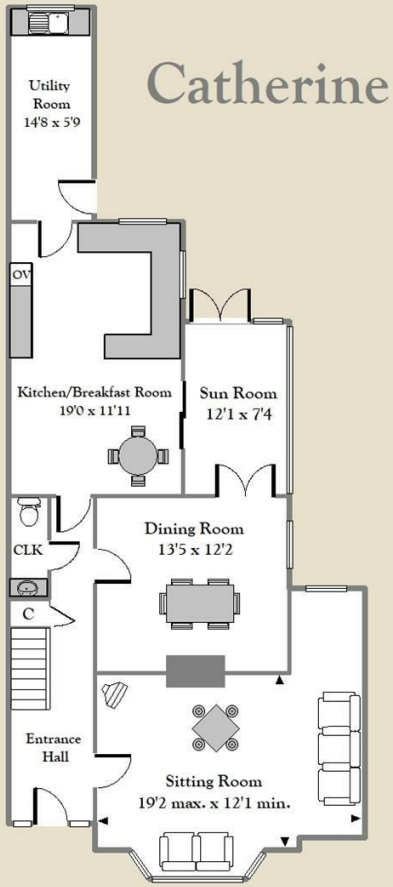


Directions
From Hillier & Wilson offices proceed to the St. Johns roundabout taking the first exit into St. Johns Road, then next left into Link Road and proceed to the end of the road. Turn right onto Station Road and the property can be found on the right hand side.



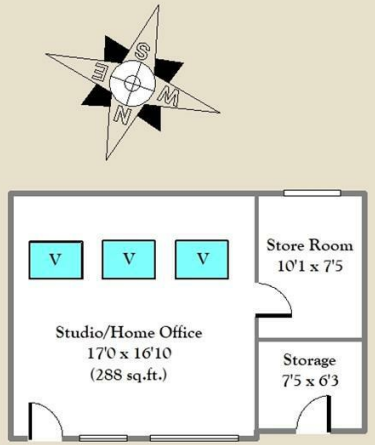


Catherine Villa, Station Road, Newbury





APPROX. GROSS INTERNAL
FLOOR AREA 1802 sq.ft. (167 sq.m)
For indentification only - Not to scale
Hillier & Wilson LTD.



Not exact location
409 sq.ft. in total









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.











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