

HILLIER & WILSON



Gorselands
Newbury

Gorselands Newbury Berkshire RG14 6PX

A four bedroom detached family home located in a sought after, quiet residential road on the south side of Newbury. The property is in need of modernisation and has currently Economy 7 heating (though we do believe gas is connected) and offers great potential, whilst other benefits include uPVC double glazing, large garage/workshop with inspection pit and off road parking. The ground floor accommodation comprises entrance hall, sitting room, dining room, kitchen, two double bedrooms with built-in wardrobes and bathroom. Upstairs, there are two further double bedrooms with eaves storage and a further bathroom. Externally, there is a private rear garden which is laid to lawn with mature tree/hedge borders and access to the garage/workshop. To the front of the property, there is off road parking via driveway. Gorselands is ideally located close to the local amenities of Wash Common whilst also 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. It also falls within the catchment area of the highly regarded Falkland and Park House schools. NO ONWARD CHAIN

Services:

Mains services are connected.

EPC: Rating E

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

Council Tax:

Band F

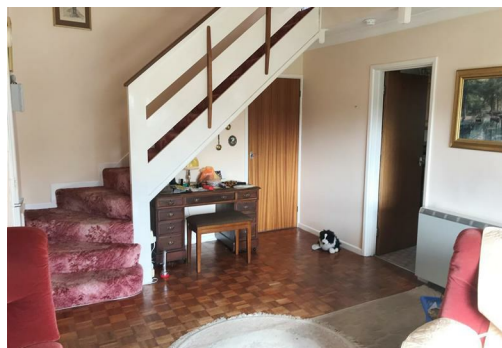
Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

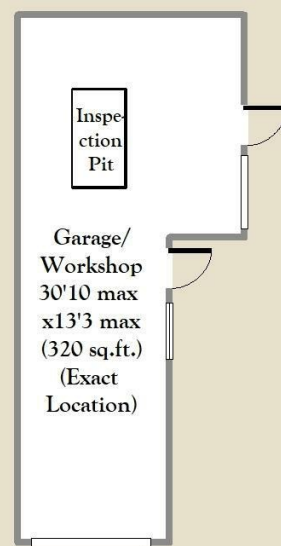
Directions

From Hillier & Wilson office proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, carry on until you reach the two mini roundabouts and then take second exit continuing along the Andover Road. Go past St. George's Parish Church on the right hand side and it's the third turning on the right heading into Gorselands. Proceed straight ahead and the property can be found on the corner, right hand side.

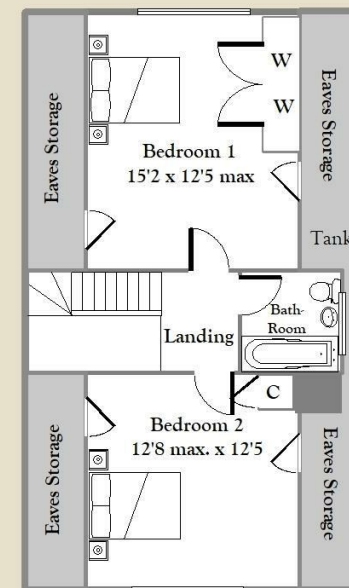
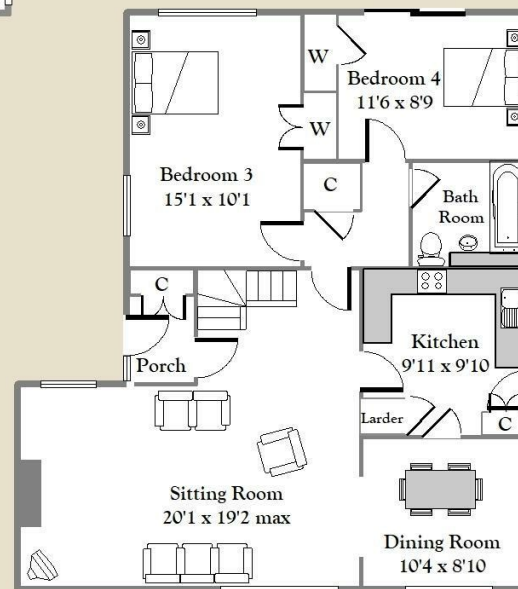
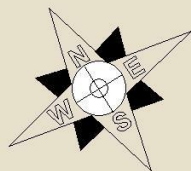




Gorselands, South Newbury



Garage/
Workshop
30'10 max
x13'3 max
(320 sq.ft.)
(Exact
Location)



APPROX GROSS INTERNAL FLOOR AREA 1413 sq.ft. (Excluding Garage/Workshop)
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.

