

HILLIER & WILSON

Valley Road
South Newbury

Valley Road Newbury Berkshire RG14 6EU

A beautifully presented three bedroom detached ‘Eco House’ produced by The Timber Frame Company, located in a popular area in the south of Newbury. The contemporary property was built 3 years ago and has 7 years remaining on the ‘Buildzone’ warranty whilst other benefits include corner plot, gas central heating, uPVC double glazing and driveway parking. The ground floor comprises entrance hall, cloakroom, open plan sitting/dining room and kitchen with ‘Apollo Slab Tech’ work surfaces and fitted appliances. Upstairs, there are three double bedrooms (two of which have built-in wardrobes) and a family bathroom. Externally, there is low maintenance rear garden that expands round to the side of the property and is mainly laid to lawn with some mature flower beds and a porcelain tiled seating area; whilst to the front of the property, there is ample off-road parking. Valley Road falls within the catchment area of the highly regarded John Rankin and St. Barts schools and is conveniently located for Newbury town centre and the mainline railway station which provides regular direct links to London Paddington taking less than an hour.

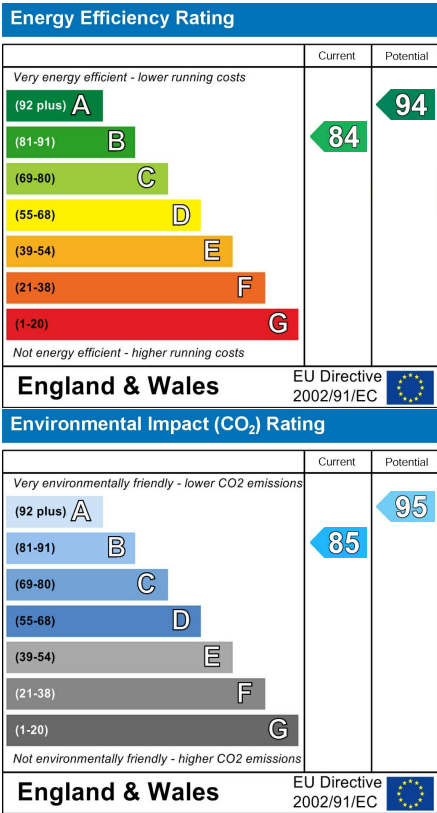
Services:
Mains services are connected.

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

Council Tax:
Band E

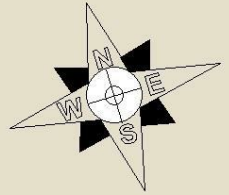
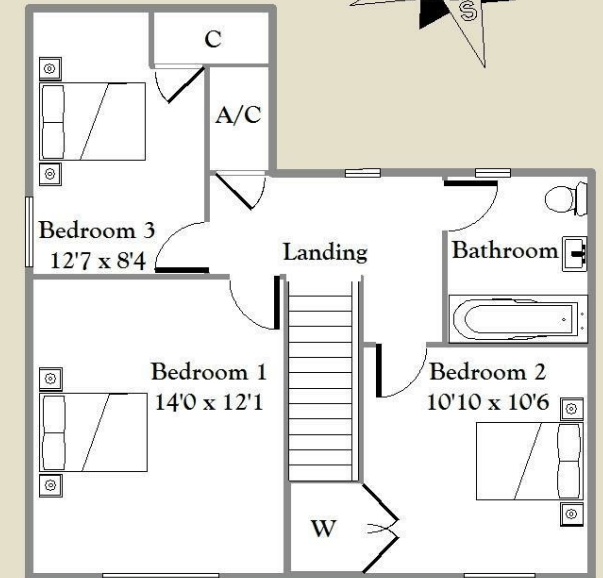
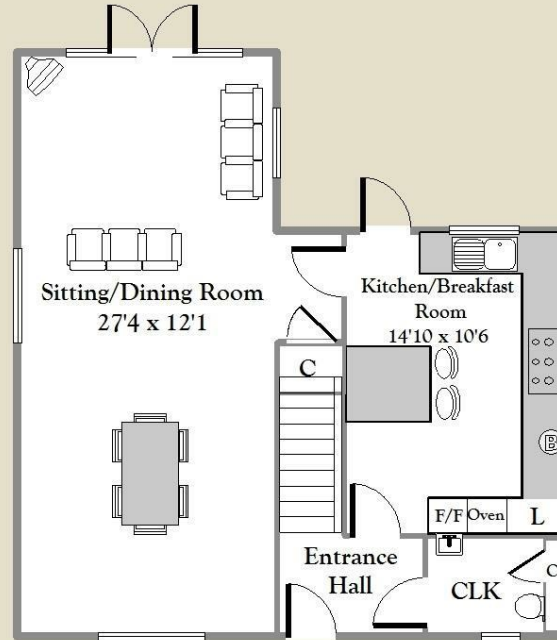
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices turn right onto Pound Street, proceed onto Enborne Road past The Lamb public house turn left onto Buckingham Road and at the mini roundabout turn right onto Fifth Road, proceed along Fifth Road and take the third left onto Valley Road and the property can be found after a short distance on the right hand side.





Valley Road, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1498 sq.ft. (139 square meters)
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.

