

HILLIER & WILSON

Andover Road
South Newbury



Tel: 01635 522044

Guide Price £498,500

Andover Road Newbury Berkshire RG14 6NT

A beautifully presented three bedroom semi-detached family home located on a popular residential road on the south side of Newbury. The property has been extended by the current owners creating spacious living accommodation with the potential to also convert the loft (subject to the usual consents), whilst other benefits include gas central heating, uPVC double glazing and detached garage. The ground floor comprises entrance hall, sitting room, utility room, shower room and modern kitchen leading through to a dining/family room with bi-folding doors onto the garden; whilst upstairs there are three double bedrooms (one with built-in wardrobes) and a family bathroom. Externally, there is an enclosed west facing rear garden which is mainly laid to lawn with a patio seating area and also a play area with Astroturf and steps leading to a playhouse. To the front of the property, there is ample off road parking via driveway. Andover Road is ideally located within walking distance of the shops and amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded Falklands and Park House schools.

Services:

Mains services are connected.

EPC Rating C

Full results of Energy

Performance Certificate can be sent on request.

Council Tax:

Band E

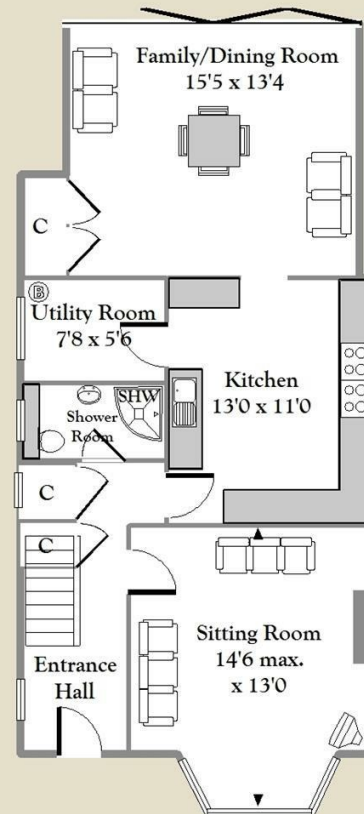
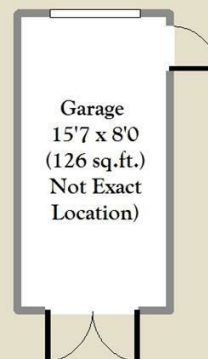
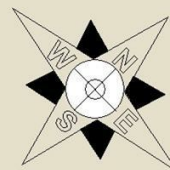
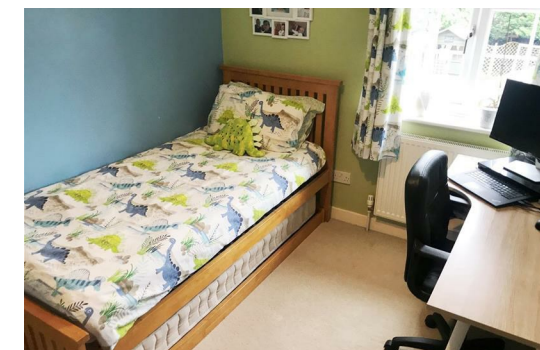
Viewing:

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

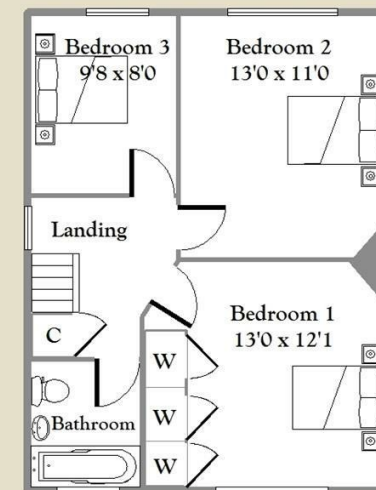
Directions

From our offices in Bartholomew Street turn left and follow the road to the roundabout turning right onto Andover Road. Continue up the hill and cross over the two mini roundabouts remaining on the Andover Road. The property can be found after a short distance on the right hand side.





Andover Road South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1251 sq.ft (116 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.

