

HILLIER & WILSON



Clifton Road, Newbury, RG14 5JT

Clifton Road, Newbury

A beautifully presented three bedroom, turn of the century family home located in the popular Westfields area of south Newbury. The property falls within the catchment area of the highly regarded St. Johns and St. Nicks primary schools and St. Barts secondary school, whilst other benefits include spacious living accommodation, gas combi central heating and double glazed sash windows. The ground floor comprises entrance hall, sitting room, dining room, kitchen, utility room and cloakroom. Upstairs, there are three double bedrooms (one of which has a built in wardrobe) and a modern family bathroom. The property does also have potential for a loft conversion (subject to the usual consents). Externally, there is a low maintenance rear garden which is mostly laid to lawn, with a patio seating area and large summer house/gym. Clifton Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN





- THREE BEDROOM FAMILY HOME
- TURN OF THE CENTURY
- BEAUTIFULLY PRESENTED
- POTENTIAL FOR LOFT CONVERSION (STPP)
- ST. JOHNS & ST. BARTS CATCHMENT AREA
- NO ONWARD CHAIN

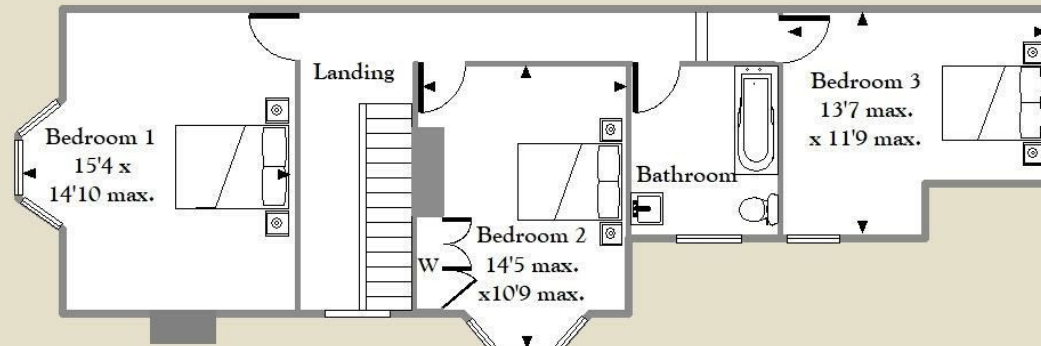
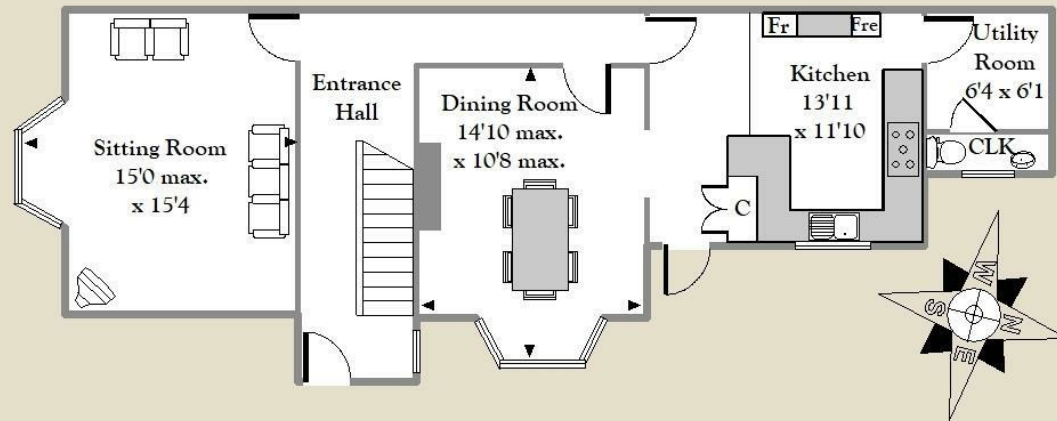
Services:
Mains services are connected

EPC: Rating E
Full results can be
sent on request

Council Tax:
Band D



Clifton Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1411 sq. ft
For identification only - Not to scale - Hillier & Wilson Ltd

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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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