

# HILLIER & WILSON



Enborne Grove, Newbury, RG14 6BJ

## Enborne Grove, Newbury

A two bedroom detached bungalow located within a few minutes walk from Newbury town centre. The property is in need of some general updating and improvement but offers a fantastic opportunity to extend into the loft subject to the usual planning consents, whilst other benefits include double glazing, off road parking and garage. The accommodation comprises of an entrance porch, spacious hall, two double bedrooms (both of which have fitted wardrobes), sitting room, conservatory, kitchen/breakfast room, utility and a shower room with Aqualisa shower. Externally there is an enclosed south facing rear garden which is mainly lawn with patio areas. To the front of the property there is off road parking via driveway and also a garage. Enborne Grove is very conveniently located not far from Newbury's mainline railway station which provides regular direct links to London, Paddington in under an hour and approximately 20 minutes to Reading. The property also falls within the catchment area of the highly regarded St Bart's school.

\*NO ONWARD CHAIN\*





- TWO BEDROOM DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- POTENTIAL TO EXTEND & CONVERT (STTC)
- SOUGHT AFTER LOCATION IN SOUTH NEWBURY
- OFF ROAD PARKING AND GARAGE
- NO ONWARD CHAIN

Services:

Mains services are connected (Except gas)

EPC: Rating E

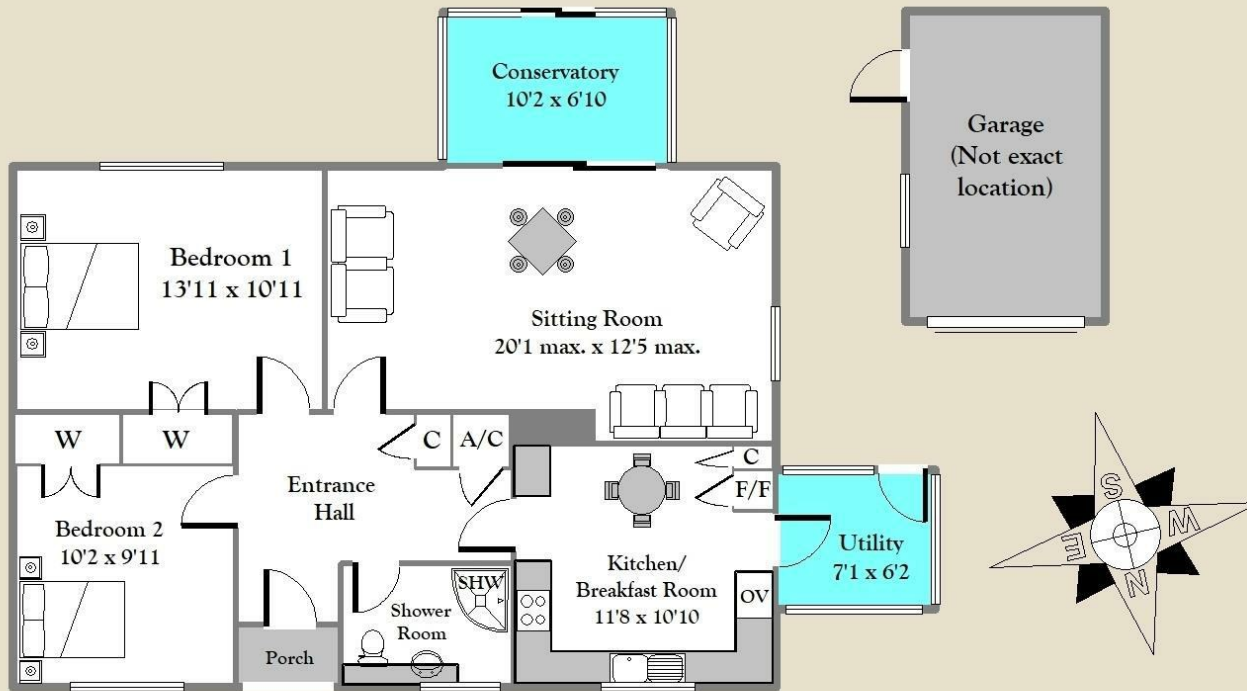
Full results can be sent on request

Council Tax: Band D



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APPROX GROSS INTERNAL FLOOR AREA 874 sq.ft. (81 sq.m) (Excluding Garage)  
For identification only - Not to scale - Hillier & Wilson LTD

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.

