

HILLIER & WILSON



Charter Road, Newbury, RG14 7EN

Charter Road, Newbury

A well-proportioned three bedroom detached family home located in a sought after residential road on the south side of Newbury. The property benefits from spacious living accommodation as well as gas central heating, uPVC double glazing, driveway parking and garage. The ground floor comprises entrance hall, cloakroom, sitting/dining room, kitchen, boot room, study and access to the garage. Upstairs there is a principal bedroom with en-suite shower room, two further bedrooms, family bathroom and a W.C. Externally there is an enclosed rear garden which is mainly laid to lawn with mature hedge borders and a patio seating area, whilst to the front of the property there is off road parking via driveway. Charter Road is conveniently located for Newbury town centre and railway station, both just a short drive away. Newbury station provides regular direct links to London Paddington taking less than an hour, road links are also excellent with nearby access to the A4 and M4. The property also falls within the catchment area for both Falkland Primary and Park House Schools. NO ONWARD CHAIN





- THREE BEDROOM DETACHED HOME
- LOCATED IN A SOUGHT AFTER RESIDENTIAL ROAD
 - GOOD SIZED LIVING ACCOMODATION
 - GARAGE AND DRIVEWAY
- FALKLAND AND PARK HOUSE SCHOOL CATCHMENT
 - NO ONWARD CHAIN

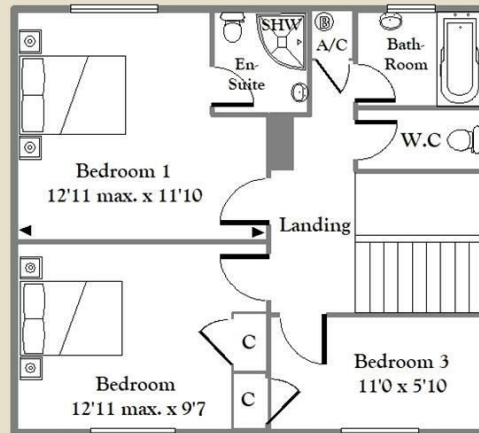
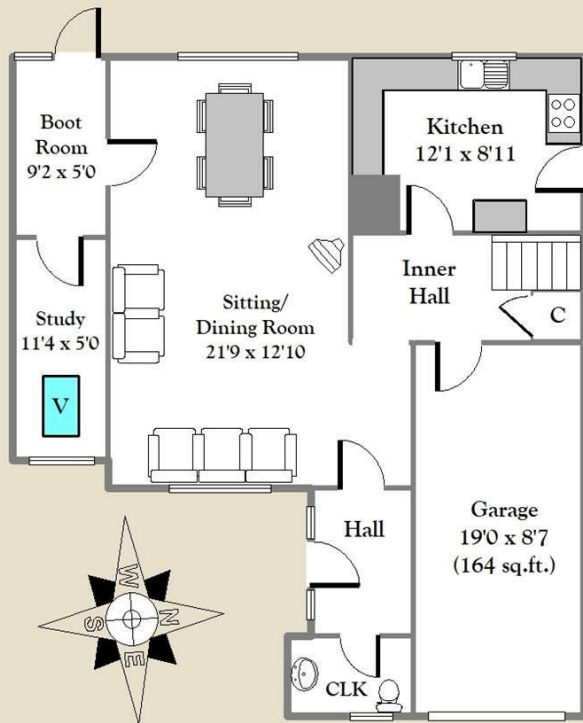
Services:
Mains services are connected

EPC: Rating D
Full results can be sent on request

Council Tax: Band E

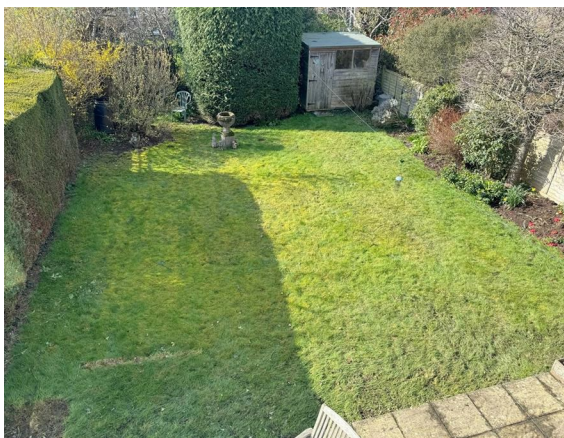


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APPROX. GROSS INTERNAL
FLOOR AREA 1479 sq.ft. (137 sq.m)
(Including Garage)
For identification only - Not to scale

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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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