

HILLIER & WILSON



Bedford Close
Newbury

Bedford Close Newbury Berkshire RG14 6SU

A two bedroom mid-terrace house located in the popular Wash Common area of south Newbury and within the catchment of the highly-regarded Falkland primary school. The property benefits from gas central heating, uPVC double glazing, enclosed rear garden and garage in a separate block. The ground floor comprises porch, sitting/dining room with patio doors to the rear garden and kitchen. Upstairs there are two double bedrooms, a family bathroom and a loft space which is accessible via a ladder and has power, light and Velux windows. Externally there is an enclosed rear garden which is mostly laid to lawn, with patio area, flower bed border on one side and gated rear access. There is also a garage in a separate block nearby. Wash Common has good local amenities including several convenience stores, pubs, dentist's and doctor's surgeries. Newbury town centre and mainline railway station are just a short drive away.

Services:
Mains services are connected.

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

Council Tax:
Band C

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

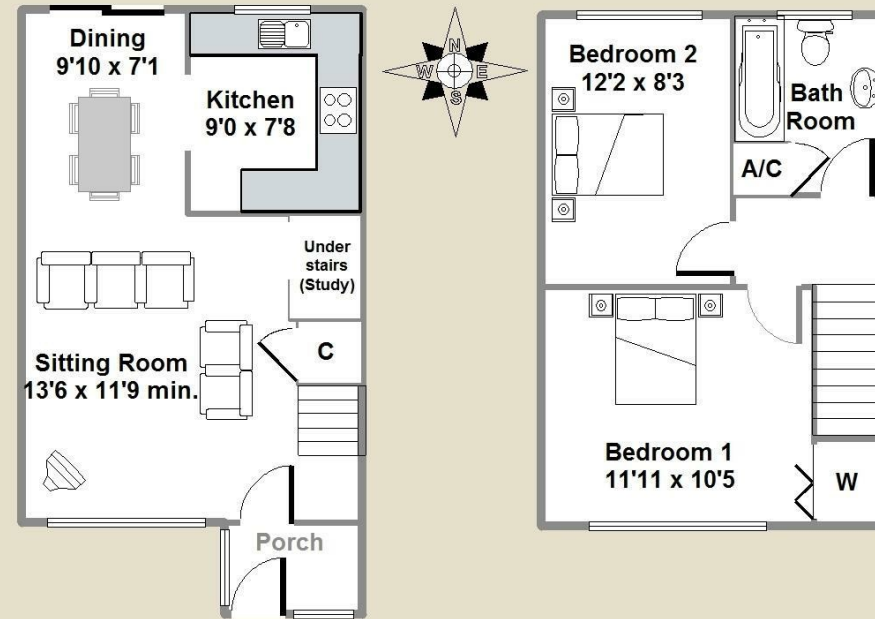
Directions
From our offices proceed south out of the town and at the St Johns roundabout turn right onto Andover Road. Proceed up the Andover Road for approx. 1 mile and at the junction with the two mini roundabouts turn right into Essex Street. Proceed all the way around Essex Street which leads into enborne Street. After approximately 1 mile turn left into Villiers Way. Turn right into Meyrick Drive, then 3rd turning on the right & then left into Bedford Close & the

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





Bedford Close, Wash common.



APPROX GROSS INTERNAL FLOOR AREA 735 sq. ft
For identification only - Not to scale

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.

