HILLIER & WILSON



Abbey Close, Newbury, RG14 7QX

Abbey Close Newbury

A three bedroom semi-detached home located in a popular residential area on the south side of Newbury that falls within the catchment area of the highly regarded St Johns and St Barts schools. The property has potential to extend (subject to the usual consents) and benefits from a good sized corner plot, whilst other benefits include gas central heating, uPVC double glazing, detached garage and off road parking. The ground floor comprises entrance hall, cloakroom, sitting/dining room with sliding doors out onto the garden and a modern kitchen. Upstairs there are three bedrooms (two of which offer elevated views over Newbury) and a family bathroom. Externally there is a mature rear garden which is mainly laid to lawn with flower bed/hedge borders and a patio area. To the front there is off road parking via driveway beyond gates and access to the detached garage. Abbey Close is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St Johns and St Barts schools.
NO ONWARD CHAIN









- THREE BEDROOM SEMI-DETACHED HOME
- POTENTIAL TO EXTEND (STTC)
- DETACHED GARAGE
- GOOD SIZED CORNER PLOT
- ELEVATED VIEWS OVER NEWBURY
- NO ONWARD CHAIN

Services:
Mains services are connected

EPC: Rating D
Full results can be sent on request

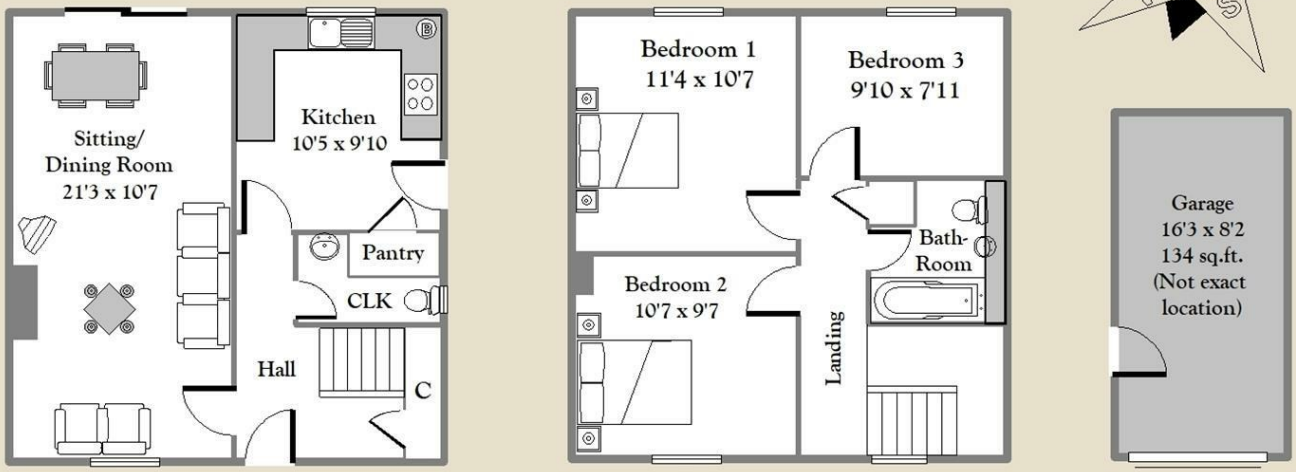
Council Tax: Band D







Abbey Close, Newbury

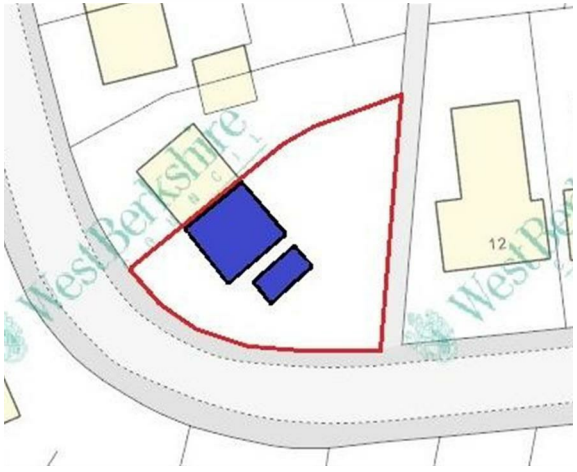


APPROX.GROSS INTERNAL FLOOR AREA 906 sq.ft. (84 sq.m) (Excluding Garage)
For identification only - Not to scale - Hillier & Wilson LTD

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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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