

# HILLIER & WILSON



Holborne Close, Newbury, RG14 6ST



## Holborne Close, Newbury

A beautifully presented three bedroom detached bungalow located in the sought after Wash Common area of south Newbury. The property has been completely renovated by the current owners and boasts a high specification finish along with far reaching elevated views, whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The accommodation comprises entrance hall, a principal bedroom with en-suite shower room and built-in wardrobes, two further double bedrooms, family bathroom, open-plan kitchen/breakfast/sitting room with bi-folding doors onto the garden and a utility room.

Externally there's a south westerly facing rear garden which is mainly laid to lawn with mature borders, whilst to the front of the property there is a double garage, stoned garden and off road parking via driveway. Holborne Close has a convenient location close to the local amenities of Wash Common including grocery store, doctor's surgery, dentist and coffee shop. Newbury town centre and railway station are a short drive away; road links are excellent with nearby access to the A4, A34 and M4 at Junction 13. It also falls within the catchment area of the highly regarded Falkland primary and Park House schools.

NO ONWARD CHAIN







- THREE BEDROOM DETACHED BUNGALOW
- COMPLETELY RENOVATED BY THE CURRENT OWNERS
  - FINISHED TO A HIGH SPECIFICATION
- LOCATED IN THE SOUGHT AFTER WASH COMMON AREA
- DOUBLE GARAGE & DRIVEWAY
  - NO ONWARD CHAIN

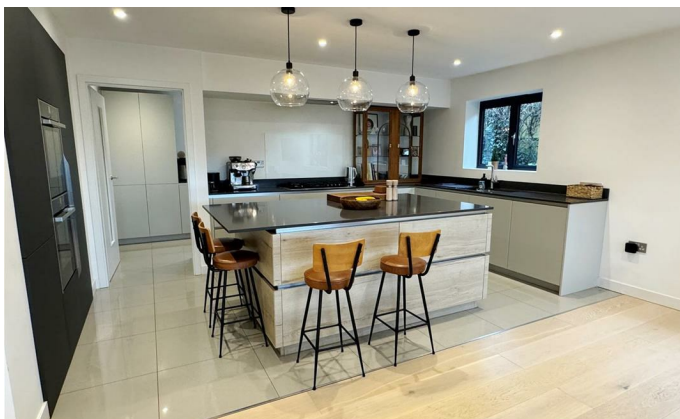
Services:

Mains services are connected

EPC: Rating C

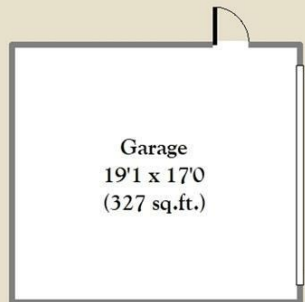
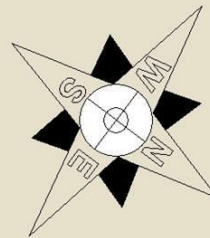
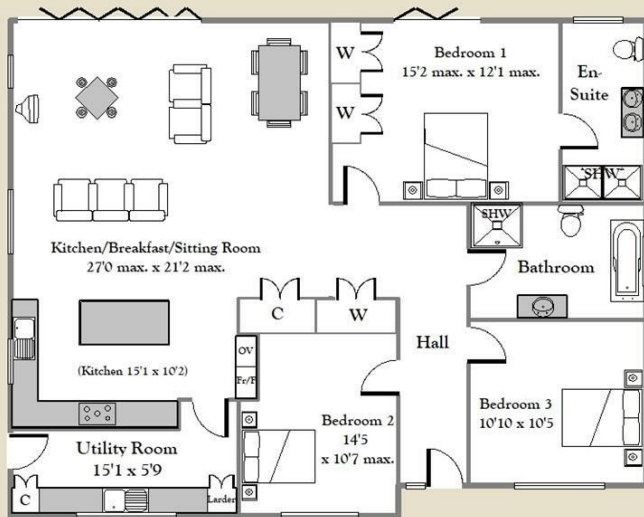
Full results can be sent on request

Council Tax: Band E





# Holborne Close South Newbury



**APPROX. GROSS INTERNAL FLOOR  
AREA 1395 sq.ft (129 sq.m) - (Excluding double 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.