

HILLIER & WILSON



Gloucester Road, West Fields, Newbury, RG14 5JN

Gloucester Road, West Fields, Newbury

An attractive bay-fronted three bedroom period property situated in the heart of the highly sought after West Fields area in South Newbury that provides easy access to the town centre and mainline railway station and also falls within the catchment area for St Bart's, St Nic's & St John's.

The property is beautifully presented and benefits from a range of character features throughout. Other benefits also include a stunning well-established south facing rear garden, gas central heating and uPVC double glazing.

The ground floor comprises entrance hall, sitting room with wood burning stove, dining/family room, cloakroom and Shaker style kitchen/breakfast room with integrated appliances, a butler's sink, solid wood work tops and French doors to the garden. Upstairs, the principal bedroom is complete with fitted wardrobes and en-suite shower room, there are two further double bedrooms and a modern family bathroom.

Externally, there is a low maintenance front garden with a tiled path that leads to the property. The south facing rear garden has been beautifully arranged to feature well established trees, bushes, shrubs and a paved path that winds through the garden.

Gloucester Road is ideally located just a short walk from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.





- BAY-FRONTED PERIOD PROPERTY
- ENSUITE TO PRINCIPAL BEDROOM & TWO ADDITIONAL DOUBLE BEDROOMS
- ST BART'S, ST JOHN'S & ST NIC'S SCHOOL CATCHMENT
- BEAUTIFULLY PRESENTED SOUTH FACING REAR GARDEN
 - HIGHLY SOUGHT AFTER RESIDENTIAL AREA WITH EASY ACCESS TO TOWN CENTRE
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING

Services: Mains services are connected

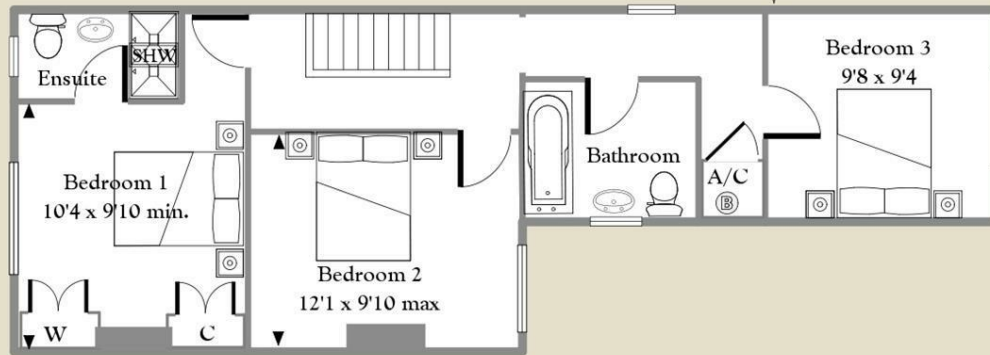
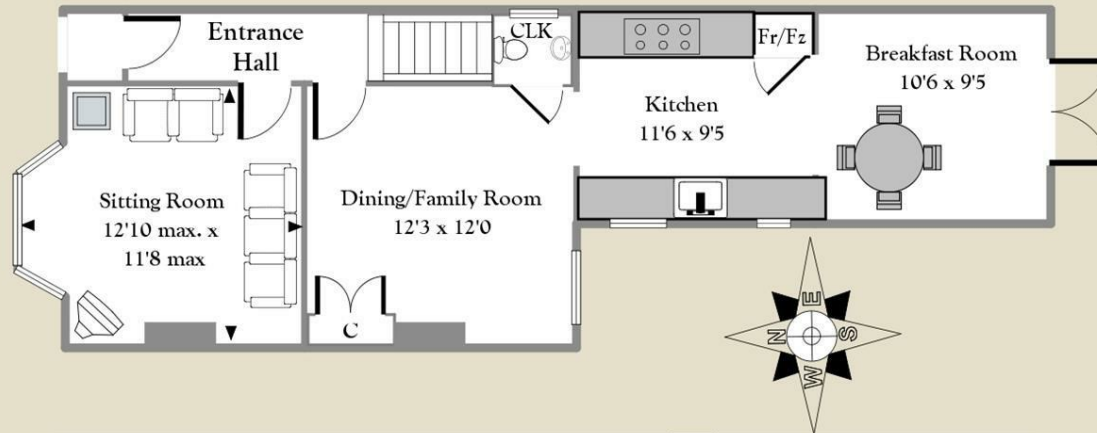
EPC Rating: D

Full results can be sent on request

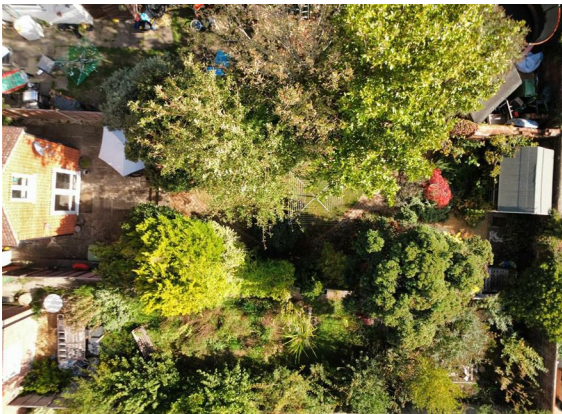
Council Tax Band: C



Gloucester Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1115 sq.ft. (104 sq.m)
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.

