

HILLIER & WILSON

Woodhouse Gardens
Newbury

Woodhouse Gardens (1194 sq.ft) Newbury RG19 8FB

A beautifully presented three/four bedroom modern town house located in South Newbury, close to Greenham Common and within the catchment area of Park House secondary school. The property still has a year remaining on the NHBC warrantee whilst other benefits include gas central heating, uPVC double glazing, off road parking and a south facing rear garden. The accommodation is arranged over three floors with the ground floor comprising entrance hall, sitting room with log burner, utility, cloakroom and kitchen/breakfast room with French doors onto the garden. On the first floor there are two double bedrooms, each with fitted wardrobes, a nursery/study and a modern family bathroom with separate shower. On the top floor is the spacious master bedroom with fitted wardrobes and en-suite shower room. Externally, there is a stunning landscaped garden which is part walled, with a decked seating area, mature flower bed surrounds and a shed with power supply. Woodhouse Gardens is on the south side of Newbury town centre within a stone's throw of Greenham Common which provides great walking routes at all times of the year.

Services:

Mains services are connected.
(Service charge applies)

EPC: B

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

Council Tax:

Band D

Viewing:

Strictly by confirmed
appointment with
Hillier & Wilson
01635 522044

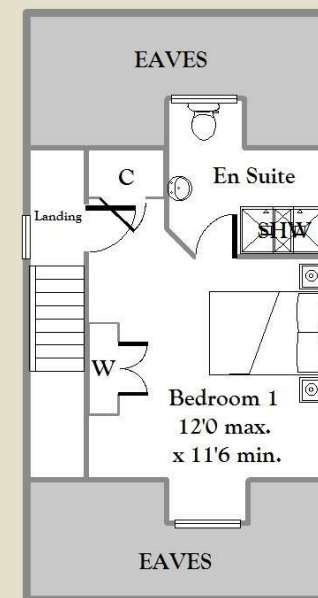
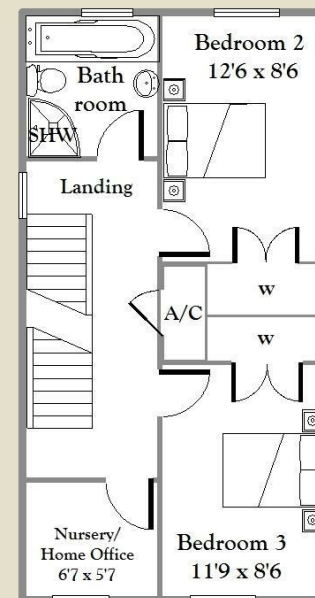
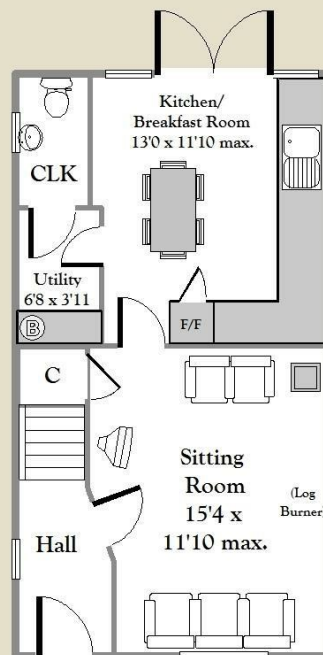
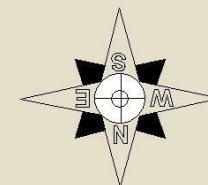
Directions

From the office of Hillier & Wilson proceed along to St. Johns roundabout go straight ahead up Newtown Road, at the college roundabout turn left and head towards the Retail Park proceed along Pinchington Lane and continue straight over three roundabouts and then right into Capability Way, proceed for a short distance and turn right into Woodhouse Gardens, follow the road around and the property will be on the left hand side.





Woodhouse Gardens, Newbury



APPROX.GROSS INTERNAL FLOOR AREA: 1194 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.

