

HILLIER & WILSON



Great Crescent, Newbury, RG14 7TB

Great Crescent, Newbury

A beautifully presented three bedroom family home located in a sought after area on the south of Newbury. The property sits on a development that boasts far reaching views across Newbury, whilst other benefits include 5 years remaining on the NHBC, gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, cloakroom, kitchen/breakfast room and sitting room with French doors onto the garden. Upstairs there is a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally there is a recently landscaped rear garden which is mainly laid to lawn with patio seating areas and access to the garage via a side gate. Great Crescent is located on the south side of Newbury and falls within the catchment area of The Willows school, The property is located just a short drive from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- THREE BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- DEVELOPMENTS BOASTS ELEVATED VIEWS OVER NEWBURY
- 5 YEARS REMAINING ON THE NHBC
- RECENTLY LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING & GARAGE

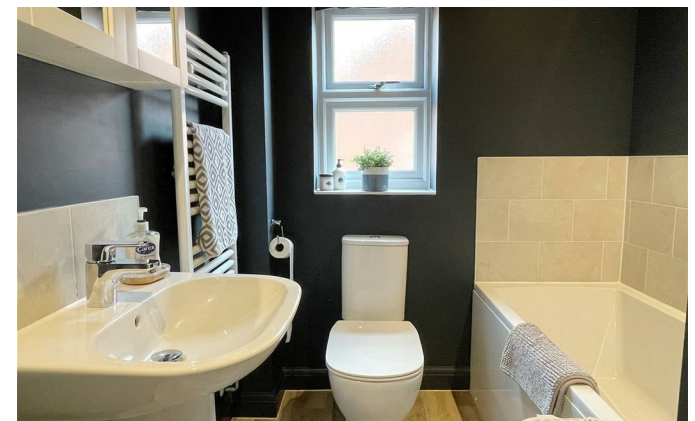
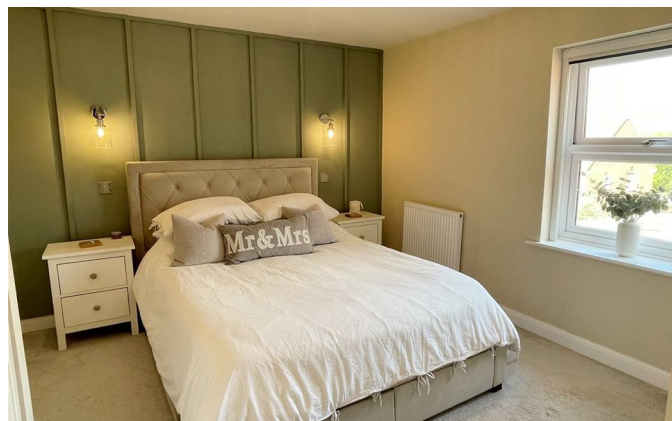
Services:

Mains services are connected

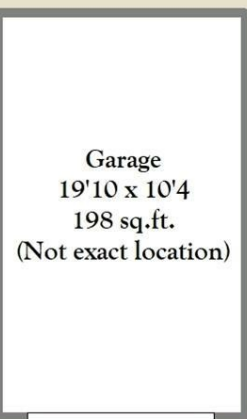
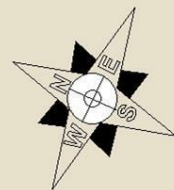
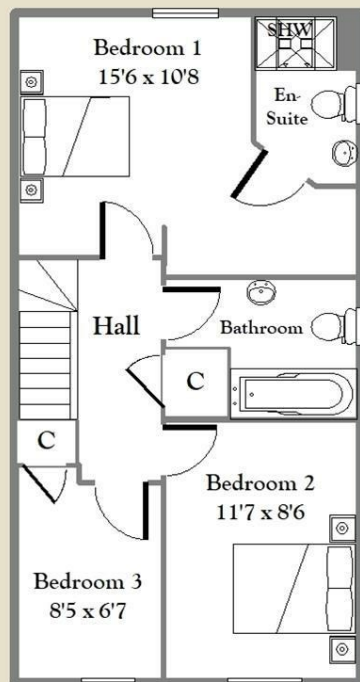
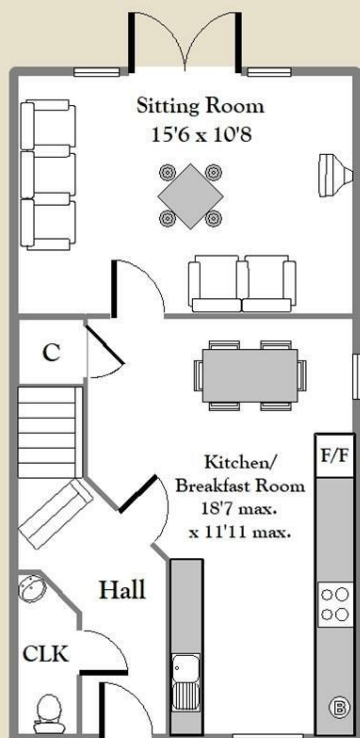
EPC: Rating B

Full results can be sent on request

Council Tax: Band D



Great Crescent, Newbury



Garage
19'10 x 10'4
198 sq.ft.
(Not exact location)

APPROX GROSS INTERNAL FLOOR AREA 926 sq.ft. (86 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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