

HILLIER & WILSON



Elizabeth Avenue
(1088 sq.ft)

Newbury

Elizabeth Avenue (1088 sq.ft) Newbury Berkshire RG14 6HE

A beautifully presented three bedroom semi-detached family home located on the south side of Newbury, within the catchment area of the well-regarded John Rankin and St Bart's Schools. The property boasts an unusually large plot with huge potential to extend; the current owners have planning permission approved for a single storey extension and to drop the curb to create further driveway parking. Other benefits include West facing rear garden and uPVC double glazing. The ground floor comprises entrance hall, utility room, modern kitchen/breakfast room and sitting room with sliding doors onto the garden. Upstairs, there are two double bedrooms, both with built-in cupboards, a further bedroom and a modern family bathroom. Externally, the property has a low maintenance rear garden which is mainly laid to lawn with mature shrubs and hedges and a patio seating area, whilst to the front there is off road parking via paved driveway and a substantial grass area to the side. Elizabeth Avenue is conveniently located for the shops and amenities of Wash Common within walking distance, whilst Newbury town centre and mainline railway station are just a short drive away.

Services:

Mains services are connected.
(Except gas)

EPC: Rating E

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

Council Tax:

Band C

Viewing:

Strictly by confirmed
appointment with
Hillier & Wilson

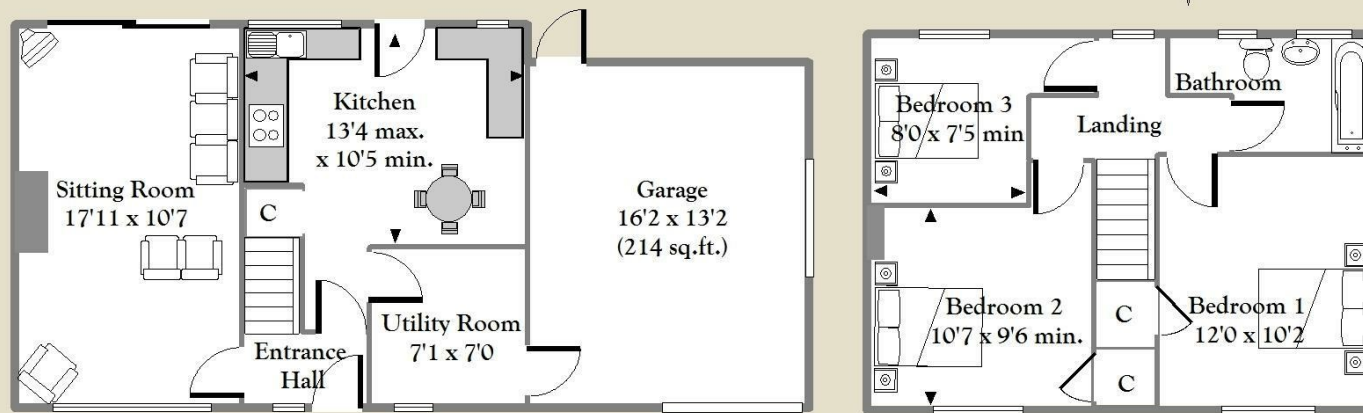
Directions

From Hillier & Wilson offices turn right down Pound Street which then becomes Enborne Road turning left into Kingsbridge Road, at the end turn right then next left into Valley Road. Continue to the top of Valley Road and the property can be found on the right hand side, on the corner of Barn Crescent.





Elizabeth Avenue, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1088 sq. ft (Including Garage)
For identification only - Not to scale - Hillier & Wilson Ltd

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.

