

HILLIER & WILSON



Deadmans Lane
Newbury

Deadmans Lane Newbury West Berkshire RG19 8XS

A beautifully presented four bedroom semi-detached family home located on the south side of Newbury. The property falls within the catchment area of the well-regarded Park House school, whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, cloakroom, sitting room, modern kitchen/breakfast room and utility area; whilst upstairs, there is a master bedroom with en-suite shower room and built-in wardrobes, two further double bedrooms (both with built-in wardrobes), a further bedroom/office and a modern family bathroom. Externally, there is a well maintained south facing rear garden which is mainly laid to lawn with a decked seating area, access to the garage and a gate leading through to the off road parking. Deadmans Lane is conveniently located for Newbury Retail Park, historic Greenham Common offering lovely walks throughout the year and Newbury town centre, which is just a short drive away. There are also excellent road communications with easy access to the A4, A34 and M4 at Junction 13 and A339, M3 at junction 6.

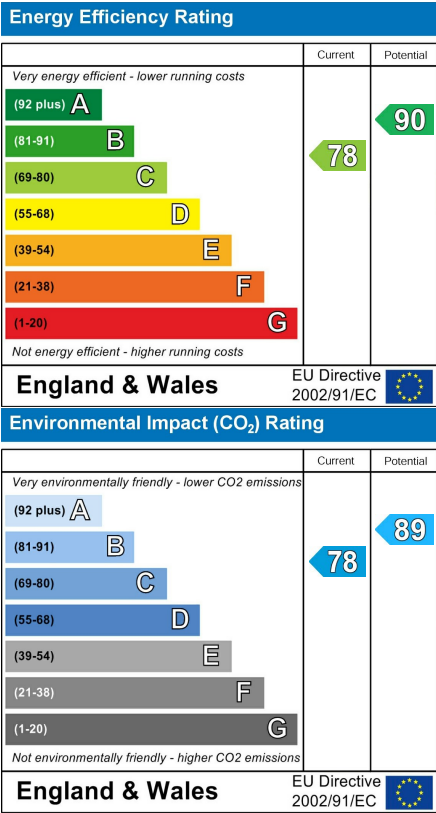
Services:
Mains services are connected.
(Service charges apply)

EPC:
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

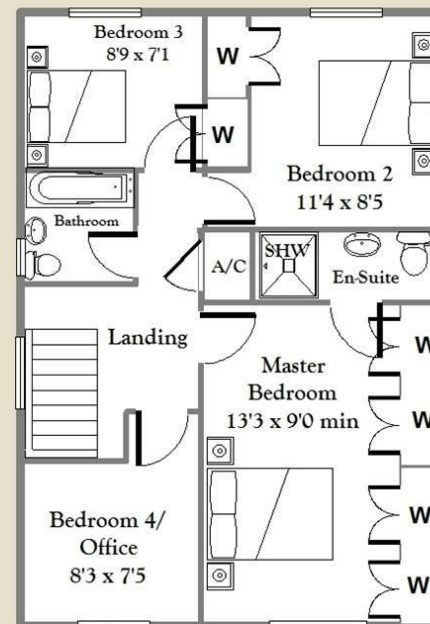
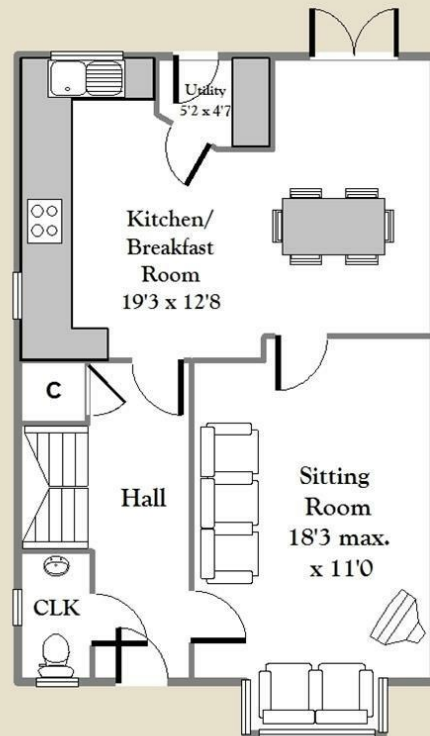
Directions
From the office of Hillier & Wilson proceed along Newtown Road at the roundabout go straight ahead up Old Newtown Road, at the college roundabout turn left and head towards the Retail Park proceed along Pinchington Lane and continue straight over two roundabouts. At the third roundabout turn right into Deadmans Lane, turn next right, follow the road on, continue around the left hand corner where the property can be found down on the right hand side.



HILLIER & WILSON



Deadmans Lane, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1146 sq.ft.
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.

