



Gorselands
Newbury

Gorselands, Newbury, Berkshire, RG14 6PU

A well-presented, two bedroom ground floor apartment located at the end of a quiet cul-de-sac in the popular Wash Common area of South Newbury. The property comes with a share of the freehold as well as gas central heating, uPVC double glazing, garage and access to attractive communal gardens. The spacious accommodation comprises entrance hall with storage cupboard and airing cupboard, kitchen, open plan dining room and sitting room, two double bedrooms (each with fitted/built-in wardrobes), bathroom with corner tub and a separate W/C. Externally, the property has a garage within a separate block, off road parking and well-kept communal gardens surrounding the building. Gorselands is ideally located close to the local amenities of Wash Common including several convenience stores, a doctor's surgery and dentist. Newbury town centre and mainline railway station are just a short drive away.

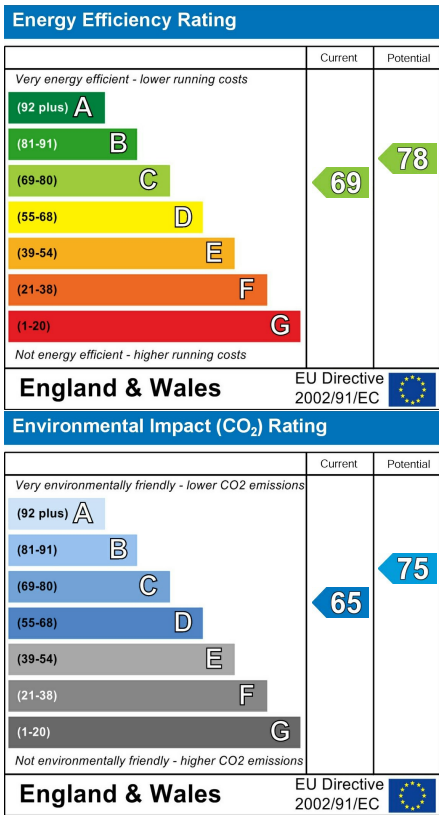
Services:
Mains services are connected.
(Service charges apply)

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

Council Tax:
Band C

Viewing:
Strictly by confirmed appointment
with **Hillier & Wilson**
01635 522044

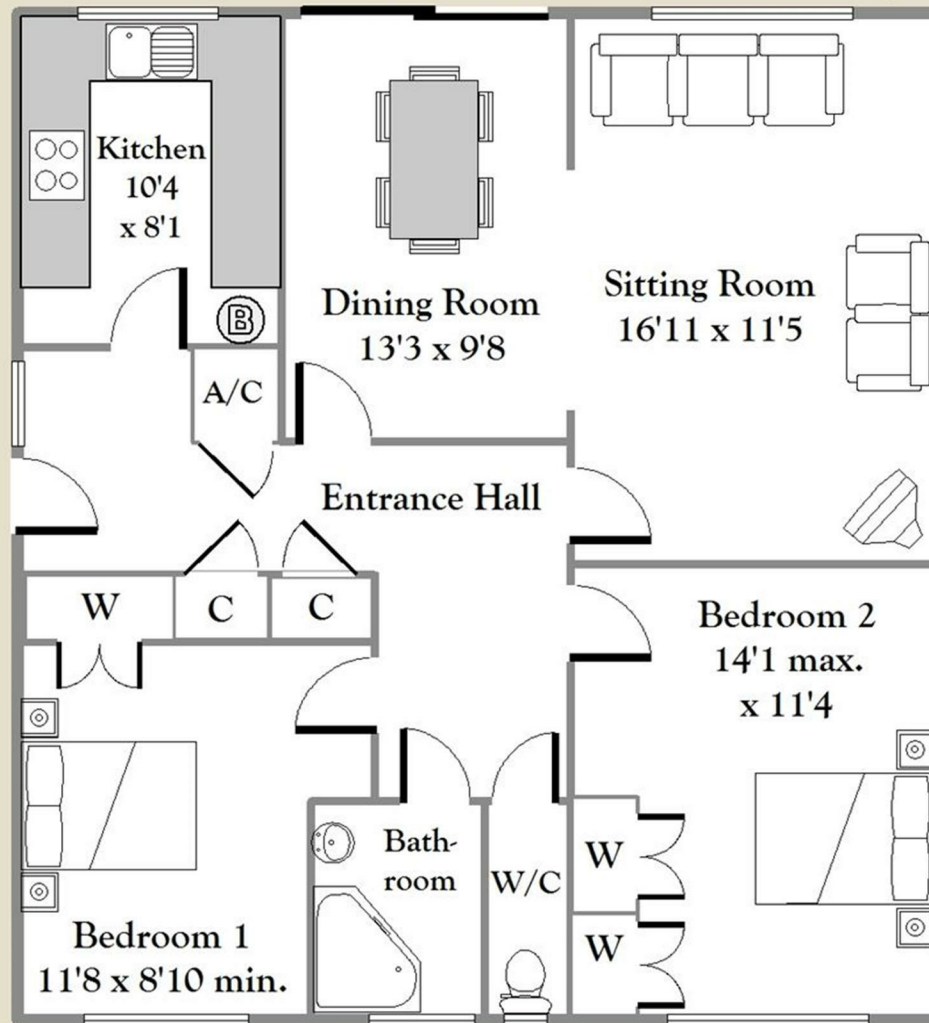
Directions
From Hillier & Wilson office proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, carry on until you reach the two mini roundabouts and then take second exit continuing along the Andover Road. Go past the white church on the right hand side and it's the third turning on the right heading into Gorselands. Proceed straight ahead, then turn left and shortly after the property will be on the left hand side.



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APPROX. GROSS INTERNAL FLOOR AREA 937 sq ft.

For identification only - Not to scale



H&W



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.

