

HILLIER & WILSON

Collins Close  
Newbury



# Collins Close Newbury Berkshire RG14 2LH

A spacious two-bedroom home located to the north side of Newbury town centre. The property is ideal for first time or investment buyers and benefits from gas central heating, uPVC double glazing and off road parking. The ground floor comprises entrance porch and open plan sitting room/kitchen/diner with French doors out onto the garden. Upstairs, there are two double bedrooms, one of which has a built in wardrobe and a family bathroom. Externally, there is an enclosed, southerly facing rear garden which is mostly laid to lawn with a patio area, whilst to the front, there is driveway parking and a garage with roof storage space. Collins Close is conveniently located not far from the shops and restaurants of Newbury town centre. Road links are excellent with nearby access to the A4, A34 and M4 at Junction 13.

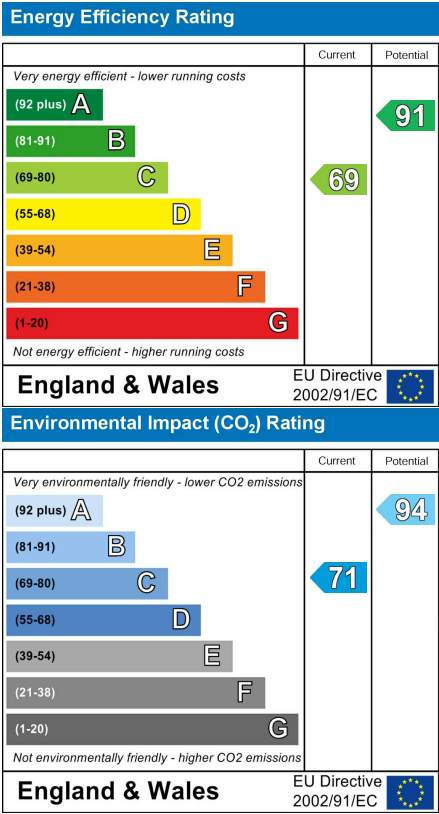
**Services:**  
Mains services are connected.

**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 the offices of Hillier & Wilson proceed south along Bartholomew Street and at the St Johns roundabout turn left into St Johns Road. At the next roundabout turn left onto the A339 heading north. Continue over the next roundabout until reaching the A4/A339 interchange. Take the third exit signposted B4009 and A4 Thatcham. Bear left onto the A4 in the direction of Thatcham and then turn left at the first set of traffic lights into Newport Road. Turn right into Walton Way, then take your second turning on the right onto Collins Close where the property can be found on the left.

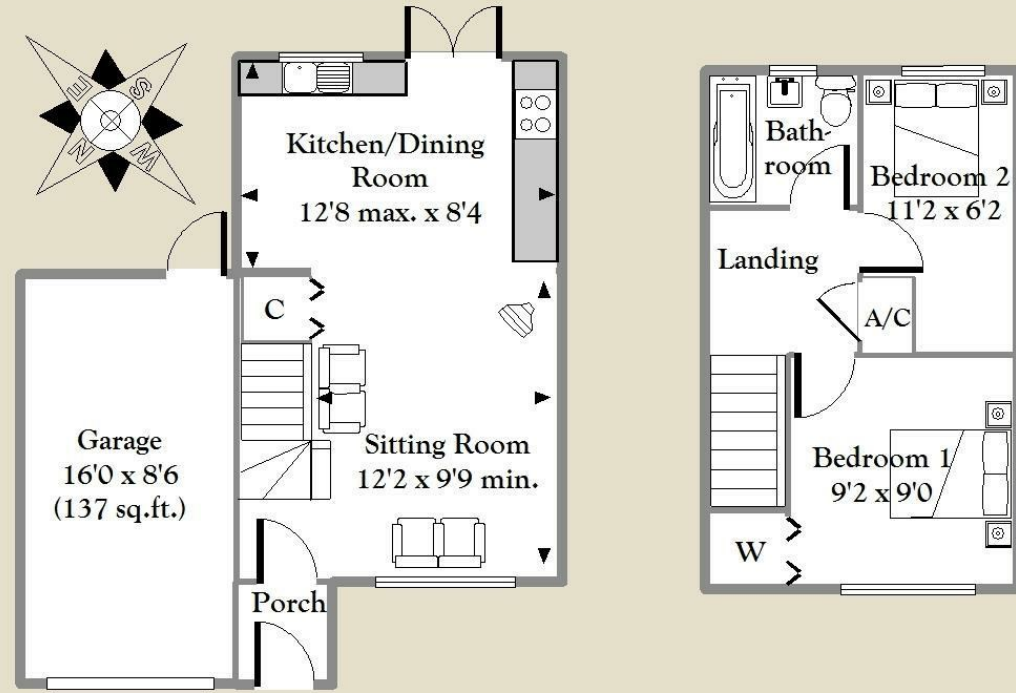






Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

# Collins Close, Newbury



APPROX GROSS INTERNAL FLOOR AREA 677 sq. ft (Including Garage)  
For identification only - Not to scale - Hillier & Wilson Ltd

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.



