

HILLIER & WILSON



Enborne Road
Newbury

Enborne Road Newbury Berkshire RG14 6AG

An attractive three bedroom detached turn of the century family home located on a popular residential road in south Newbury, within the school catchment for St. Barts and John Rankin schools. The property boasts characterful features such as coving, original sash windows and original pine doors whilst other benefits include gas central heating and driveway parking with garage. The ground floor comprises entrance hall, W.C, open-plan sitting room/snug, dining room, kitchen and pantry/utility room. Upstairs, there are three double bedrooms and family bathroom. Externally, the property has a private rear garden which is mainly laid to lawn with a wide variety of shrubs and plants and a patio seating area. Enborne Road is ideally located just a short, flat walk form Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. NO ONWARD CHAIN

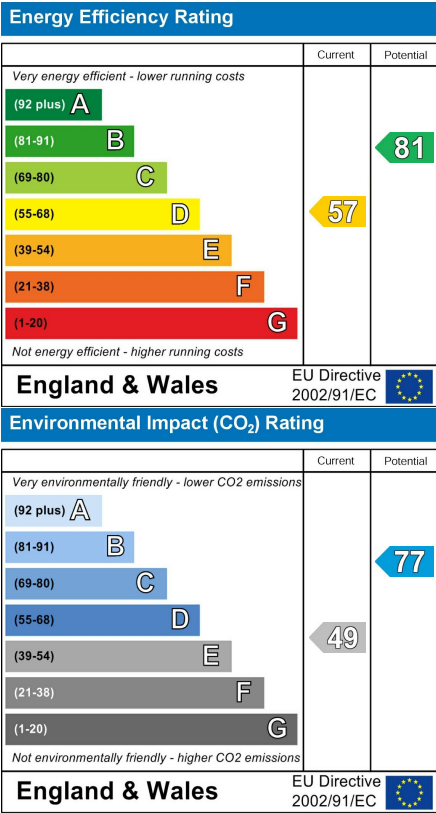
Services:
Mains services are connected.

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

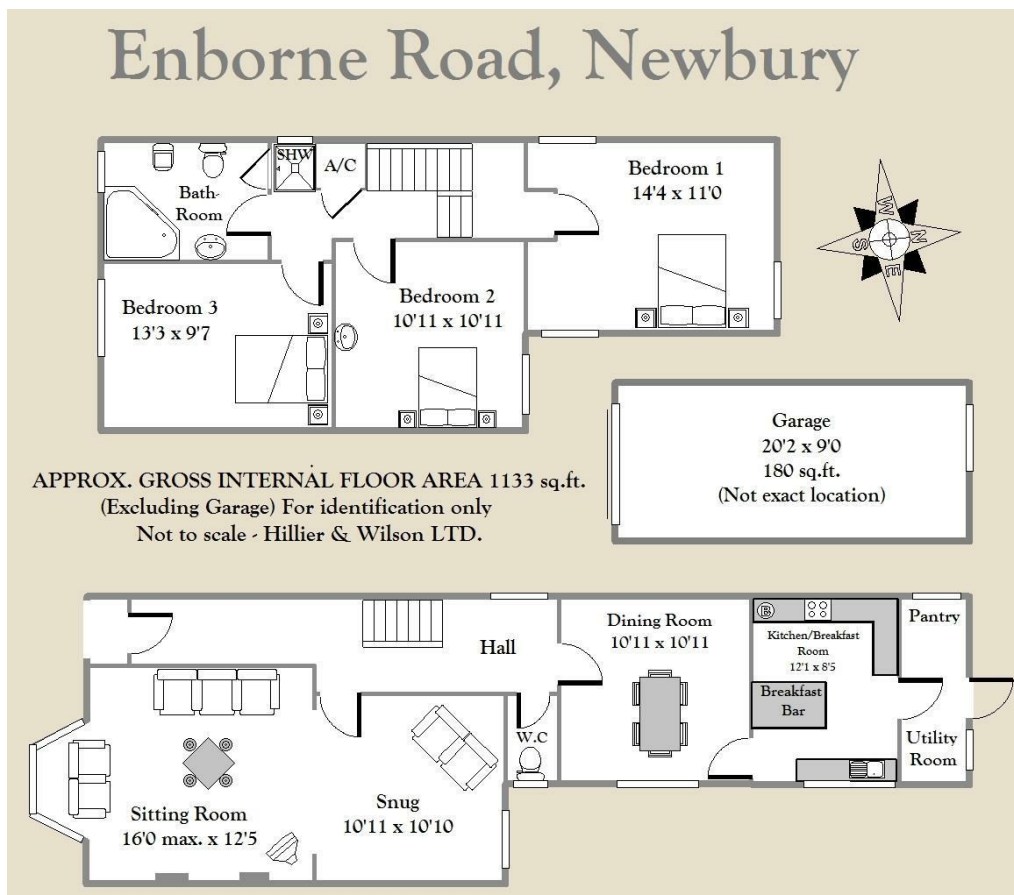
Council Tax:
Band E

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

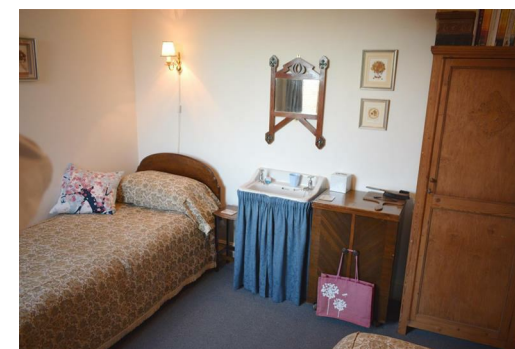
Directions
From our office at Hillier & Wilson proceed down Pound Street, leading onto Enborne Road. Continue straight ahead and the property can be found opposite the turn for Buckingham Road to the right hand side.



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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.

