

# HILLIER & WILSON



Boundary Road, Newbury, RG14 7NT

## Boundary Road Newbury

A beautifully presented four bedroom Victorian family home located in the sought after East Fields area of Newbury. The property is offered in immaculate order throughout and boasts spacious accommodation over three floors, whilst other benefits include gas central heating, uPVC double glazing and off road parking to the rear. The ground floor comprises entrance hall, cloakroom, sitting room, family room, kitchen/breakfast/sitting room with bi-folds out onto the garden. The first floor has three double bedrooms (one of which has built-in wardrobes) and a modern family bathroom. The top floor has a principal bedroom with a modern shower room and access to a large loft space/storage. Externally there is a low maintenance rear garden which is mainly laid to lawn with a patio seating area and access out to the off road parking to the rear of the property. Boundary Road is ideally located within a short walk of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. There is also very easy access to both the A339, A34, M3 at Junction 6 and the M4 at junction 13.

NO ONWARD CHAIN





- FOUR BEDROOM VICTORIAN FAMILY HOME
- SPACIOUS ACCOMODATION OVER THREE FLOORS
- BEAUTIFULLY PRESENTED THROUGHOUT
- POPULAR EAST FIELDS AREA OF NEWBURY
- OFF ROAD PARKING TO THE REAR
- NO ONWARD CHAIN

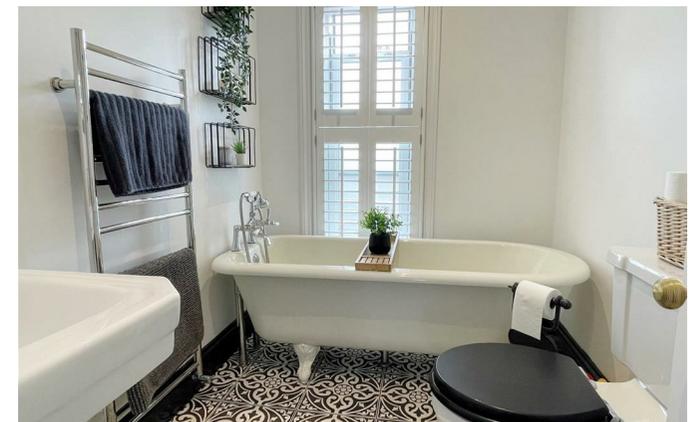
Services:

Mains services are connected

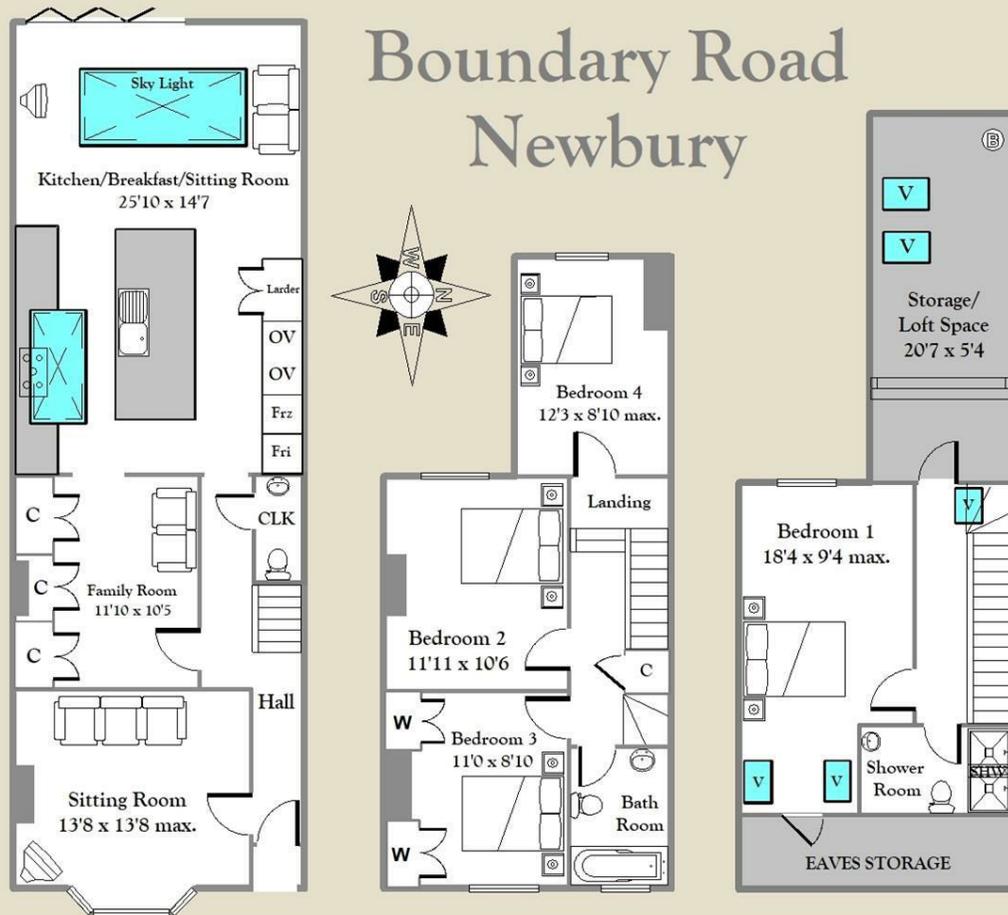
EPC: Rating C

Full results can be sent on request

Council Tax: Band C



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APPROX. GROSS INTERNAL FLOOR AREA 1636 sq.ft. (151 sq.m) - (Including Storage/Loft Space)  
For identification only - Not to scale - Hillier & Wilson LTD

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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.

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