

HILLIER & WILSON



Priory Place
South Newbury

Priory Place Newbury Berkshire RG19 8XT

A beautifully presented four bedroom detached family house in a quiet location on the south side of Newbury, not far from the town centre. The property benefits from gas central heating, uPVC double glazing, driveway parking, double garage and southerly facing rear garden. The ground floor comprises large entrance hall, cloakroom, study, modern kitchen with granite work surfaces, utility, dining room and a spacious sitting room with log burner and French doors to the garden. Upstairs is the master bedroom with fitted wardrobe and en-suite shower room, three further double bedrooms and a modern family bathroom. Externally, there is gravelled driveway parking and double garage at the front of the house, whilst to the rear is a recently landscaped west facing rear garden with a large porcelain patio area and a lawn area surrounded by mature flower bed borders. Priory Place is very conveniently located for Newbury Retail Park and Tesco superstore whilst Greenham common is just a stone's throw away. Newbury town centre is within a short drive of the house and has a mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

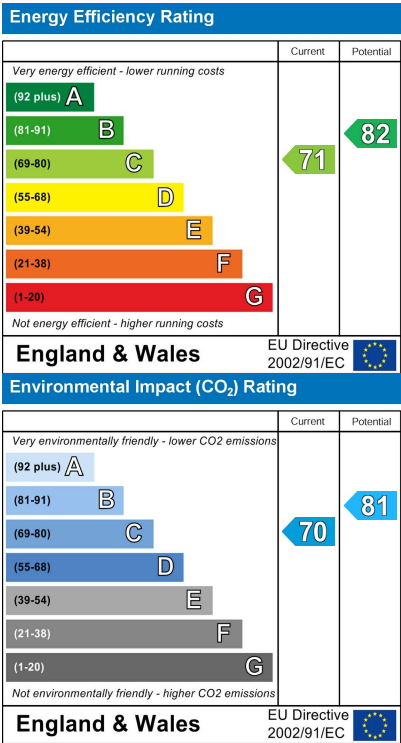
Services:
Mains services are connected.

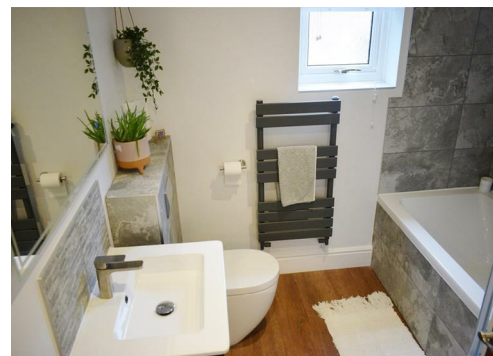
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

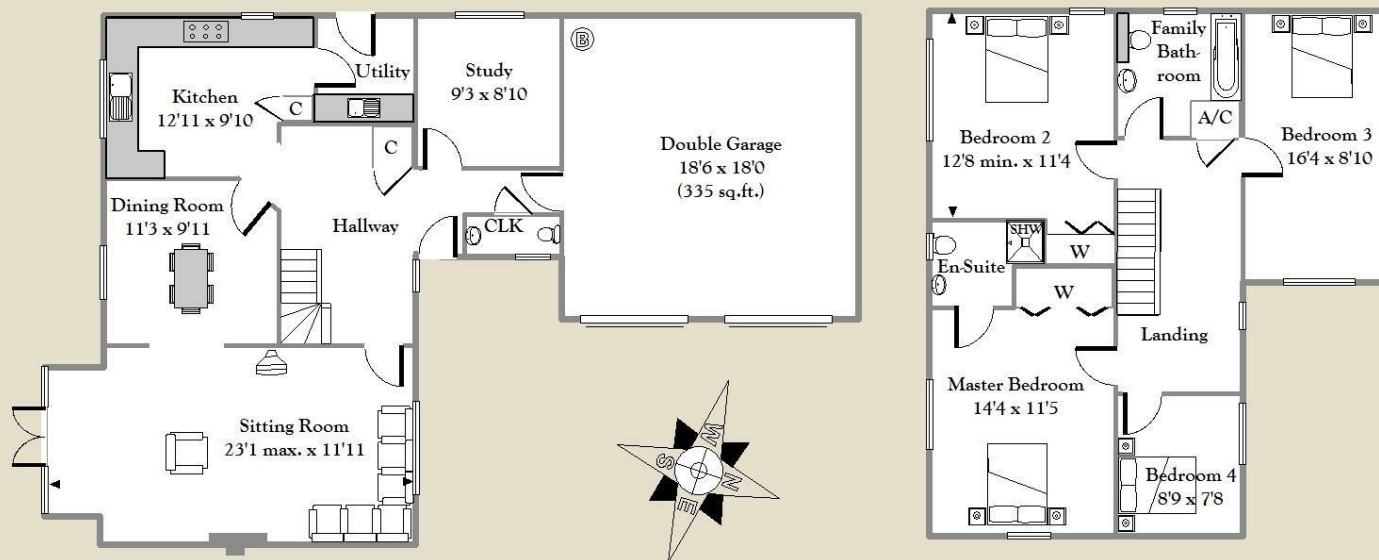
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

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, then take the first right continuing on Deadmans Lane and take the second left into Priory Place and the property is on the right.





Priory Place, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1958 sq. ft (Including Garage) - 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.

