



Mount Close
Newbury

Mount Close Newbury Berkshire RG14 7QR

A well-presented three/four bedroom family home located in a sought after cul-de-sac on the south side of Newbury town centre. The property offers versatile living accommodation whilst other benefits include gas central heating and uPVC double glazing. The ground floor comprises entrance hall, downstairs cloakroom, office/gym/bedroom, modern kitchen, family room and sitting/dining room with sliding doors onto the garden. Upstairs there are three double bedrooms (two of which have built in wardrobes) and a family bathroom. Externally there is a west facing rear garden which is mainly laid to lawn, with two decked seating areas, whilst to the front there is ample off road parking via paved driveway. Mount Close is ideally located not far from both the town centre and Retail Park and falls within the catchment area of both the highly regarded St John's primary and St Bart's secondary schools.

Services:

Mains services are connected.

EPC:

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

Council Tax:



Band D

Viewing:

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

Directions

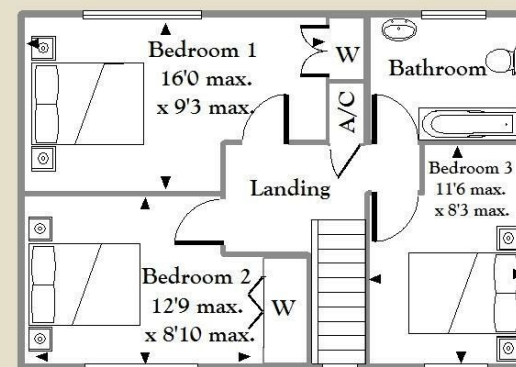
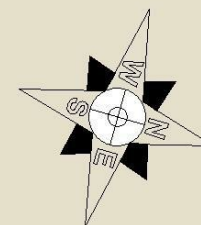
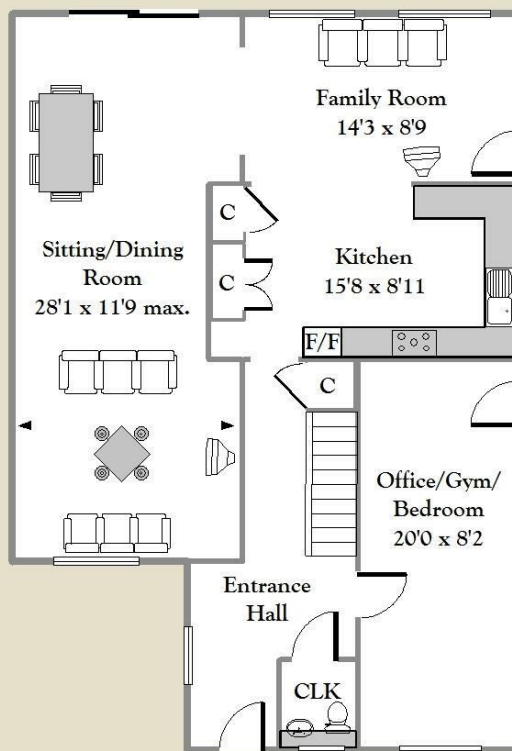
From Hillier & Wilson offices proceed south along Bartholomew Street towards St John's Road at the roundabout head straight across onto Newtown Road, take the third turning on the left onto Friars Road, then next left onto Priory Road and then left onto Mount Close; continue around the slight bend and the property can be found straight ahead.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales EU Directive 2002/91/EC 		





Mount Close, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1409 sq ft.
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.

