

HILLIER & WILSON



Valley Road
South Newbury

Valley Road Newbury Berkshire RG14 6ER

A beautifully presented three bedroom semi-detached family home located in a sought after residential road in south Newbury. The property has been modernised throughout by the current owners, whilst other benefits include a west facing garden measuring 155ft in length, gas central heating and uPVC double glazing. The spacious accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room and study with double doors onto the garden; whilst upstairs, there are three double bedrooms and a family bathroom. Externally, the property has a well maintained rear garden that is mainly laid to lawn with mature flower bed borders and a patio seating area, whilst to the front there is off road parking via stoned driveway and a garage. Valley Road falls within the catchment area of the highly regarded John Rankin primary and St. Barts secondary school and is also very conveniently located on the south side of Newbury, not far from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

Services:
Mains services are connected.

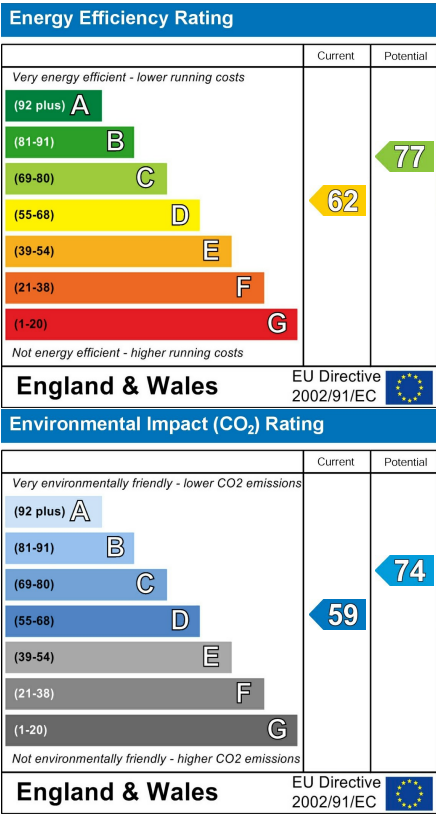
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band D

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

Directions

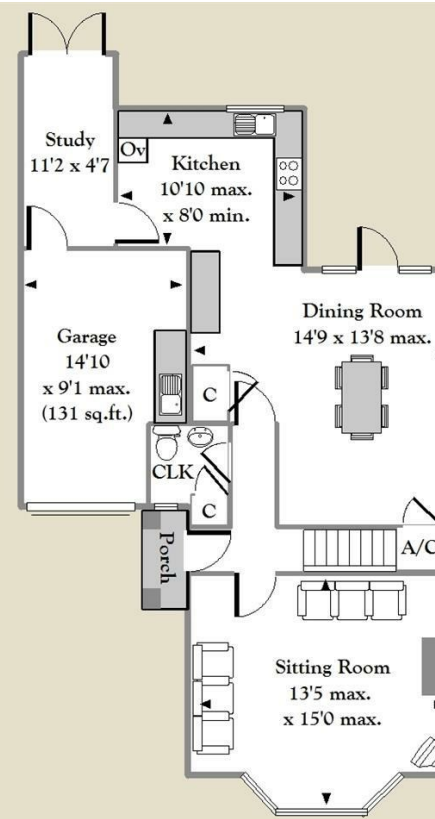
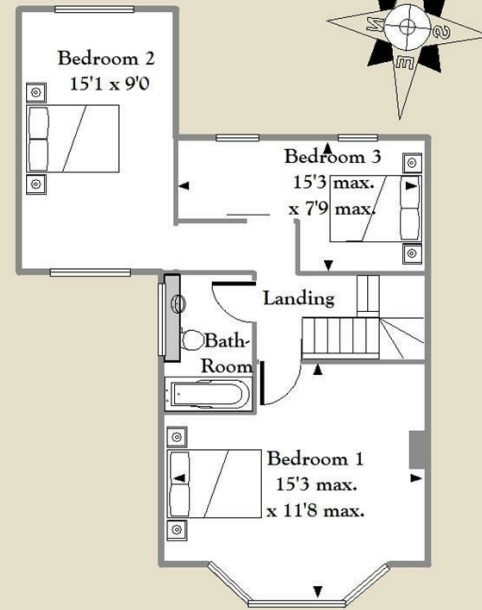
From the Hillier & Wilson offices proceed along Enborne Road, take the fourth turning on the left onto Buckingham Road, then at the mini roundabout take the second exit onto Fifth Road and continue to the end of the road and turn left onto Valley Road where the property can be found on the right.



H&W



Valley Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1323 sq.ft. (Including Garage)
For identification only - Not to scale - Hillier & Wilson LTD.

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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.

HillierandWilson.co.uk

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