

HILLIER & WILSON



HILLIER & WILSON
FOR SALE
01535 522044
www.hillierwilson.co.uk

Charles Street
South Newbury

Charles Street Newbury West Berkshire RG14 6QP

A spacious detached house offered for sale with no onward chain and located in the popular Wash Common area of south Newbury, within the catchment of the highly regarded Falkland primary school. The property offers versatile accommodation, double glazing, gas central heating, driveway parking, garage and south-westerly facing garden. The ground floor comprises entrance hall, sitting room with French doors to the garden, dining room - also with French doors to the garden, kitchen, utility room, conservatory, modern shower room, a double bedroom and a study/fourth bedroom. Upstairs there is a large master bedroom with dressing area, eaves storage space and en-suite bathroom, a further bathroom and an additional spacious double bedroom with eaves storage. Externally, there is off road parking, a single garage and a well-kept garden surrounding the house on three sides with patio area, lawn and mature borders. Charles Street is ideally located within walking distance of local shops, doctor's surgery and dentist, whilst Newbury town centre and mainline railway station are just a short drive away.

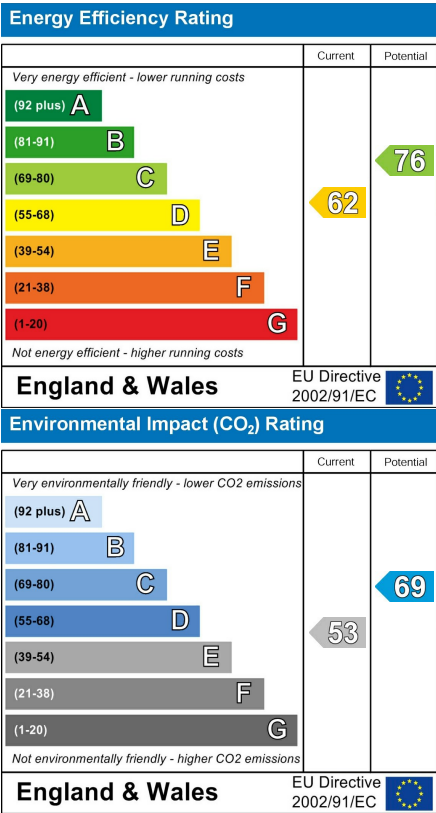
Services:
Mains services are connected.

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

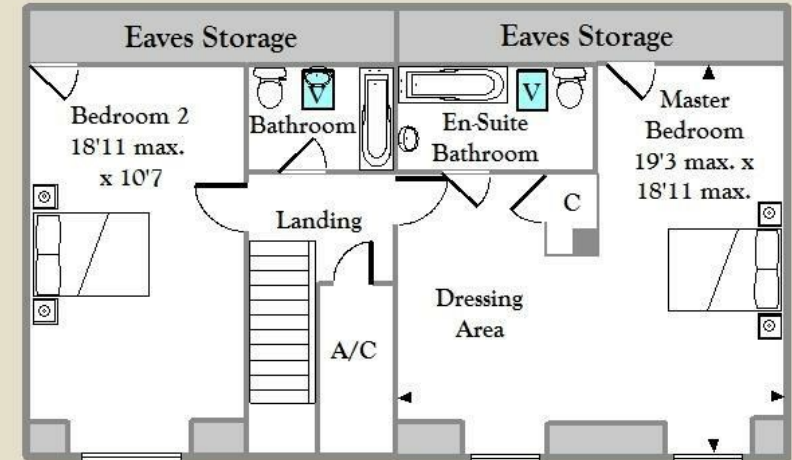
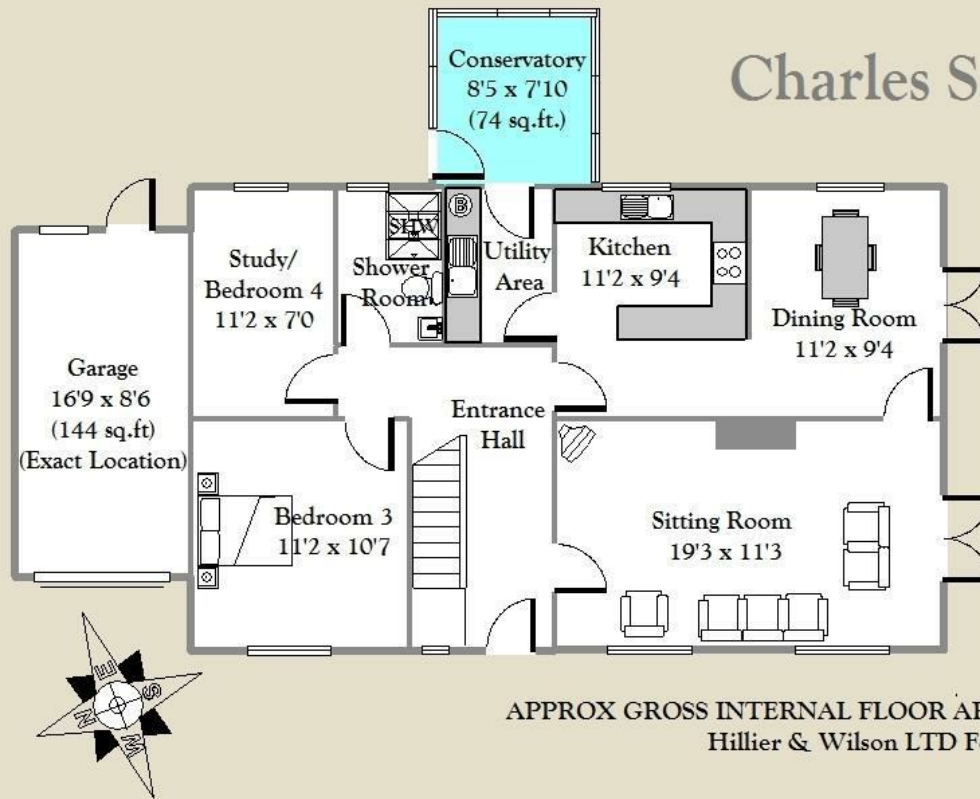
Council Tax:
Band E

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

Directions
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road continue passed the speed camera until you reach two mini roundabouts, turn right onto Essex Street and then take the second left onto Charles Street. The property can be found on the left hand side.



Charles Street, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1759 sq. ft (Including Garage & Conservatory)
Hillier & Wilson LTD For identification only - Not to scale



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.

