

HILLIER & WILSON



Kennedy Close  
Newbury



# Kennedy Close Newbury Berkshire RG14 6QL

A well-presented three bedroom family home located in a quiet cul-de-sac on the south side of Newbury. The property sits on a corner plot and has a south facing rear garden, whilst other benefits include gas central heating and Upvc double glazing. The ground floor comprises entrance hall, modern shower room, porch, newly fitted kitchen, dining room and sitting room; whilst upstairs there three double bedrooms and a newly fitted bathroom. Externally, the property has a private rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio area whilst to the front is a garage and off road parking via gravel and stoned driveway. Kennedy Close is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded Falkland and Park House schools.

## Services:

Mains services are connected.

## EPC:

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

## Council Tax:

Band D

## Viewing:

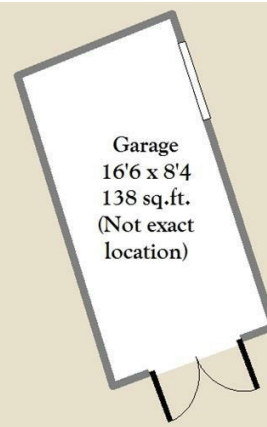
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

## Directions

From Hillier & Wilson offices proceed south along Bartholomew Street, 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 first left into Kennedy Close. The property can be found in the right hand corner.

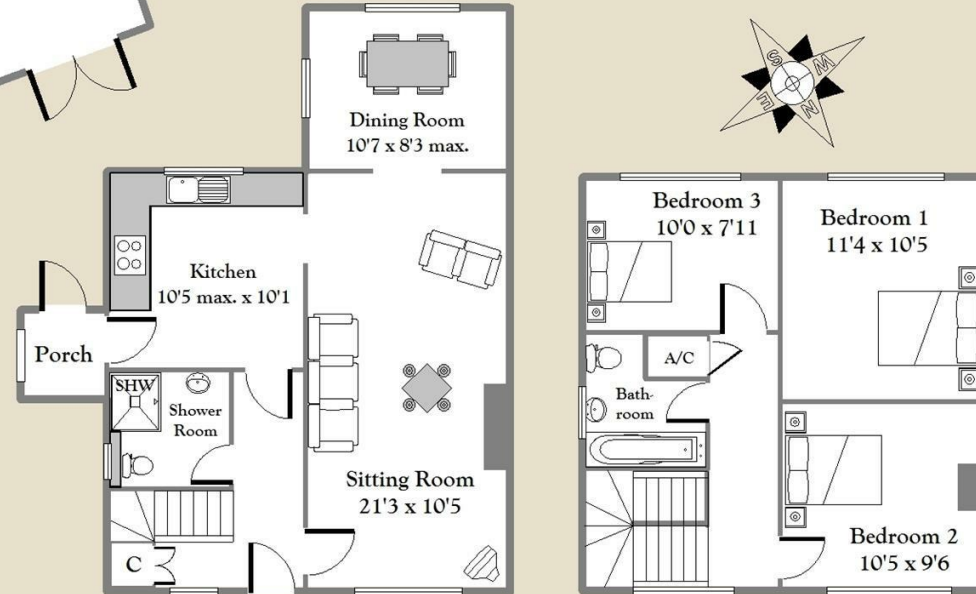
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		





# Kennedy Close, Newbury

APPROX.GROSS INTERNAL FLOOR AREA: 993 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.



