

HILLIER & WILSON



Courtlands Road, Newbury, RG14 7LA

Courtlands Road, Newbury

A fantastic 1930's bay fronted three bedroom semi detached family home recently modernised by the current owners on the south side of Newbury located within the catchment area of the highly regarded Park House school.

The property benefits from off street parking via a driveway, easterly facing garden with generous outbuilding, downstairs cloakroom, open plan kitchen dining room whilst other benefits include gas central heating and uPVC double glazing throughout.

The ground floor comprises of an inviting entrance hall, a sitting room with a bay window, open plan kitchen dining room with doors out into the garden and a downstairs cloakroom. The first floor comprises of two double bedrooms and an addition bedroom and a large family bathroom with a separate shower and bath.

Externally, the property offers off street parking via a driveway with side access into the garden. To the rear of the property the grounds are split into a generous patio, laid to lawn grass and an outbuilding.

Courtlands Road is conveniently located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- 1930s SEMI DETACHED FAMILY HOME
- OFF STREET PARKING VIA A DRIVEWAY
- EASTERLY FACING GARDEN
- OPEN PLAN KITCHEN DINING ROOM
- RECENTLY MODERNISED BY CURRENT OWNERS
- LARGE OUTBUILDING IN GARDEN

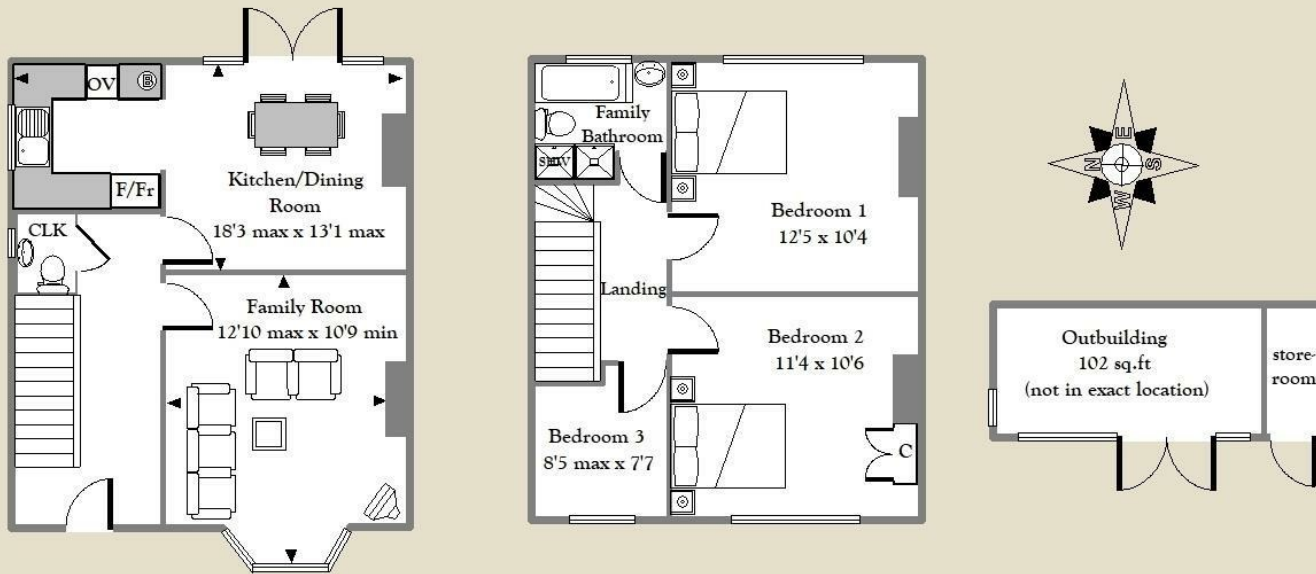
Services: Mains services are connected

EPC: C Full results can be sent on request

Council Tax Band: D



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APPROX TOTAL INTERNAL FLOOR AREA 867 sq.ft (80.5sqm) (Excluding outbuilding)
For identification only - not to scale - Hillier & Wilson LTD



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.

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