

# HILLIER & WILSON



Salcombe Road, Newbury, RG14 6ED



## Salcombe Road Newbury

A beautifully presented three bedroom Edwardian family home located in a popular residential road on the south side of Newbury. The property falls within the catchment area of the highly regarded John Rankin and St. Barts schools, whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, sitting room with bay window, dining room, kitchen and a family bathroom. Upstairs, there are two double bedrooms and a further bedroom which could also be used as an office. Externally, there is a well maintained, enclosed rear garden which is mainly laid to lawn with mature flower bed borders, a decked seating area, a patio area and access to off road parking via a rear gate. Salcombe Road is very conveniently located within a flat walk of Newbury town centre which offers a host of shops, cafes and restaurants and also picturesque walks along the Kennet & Avon canal. The mainline railway station is also close by, offering regular direct links to London Paddington taking less than an hour.







- THREE BEDROOM VICTORIAN FAMILY HOME
- BEAUTIFULLY PRESENTED
- LOCATED IN A SOUGHT AFTER RESIDENTIAL ROAD
- SOUTH SIDE OF NEWBURY
- WELL MAINTAINED REAR GARDEN
- OFF ROAD PARKING AND GARAGE

Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

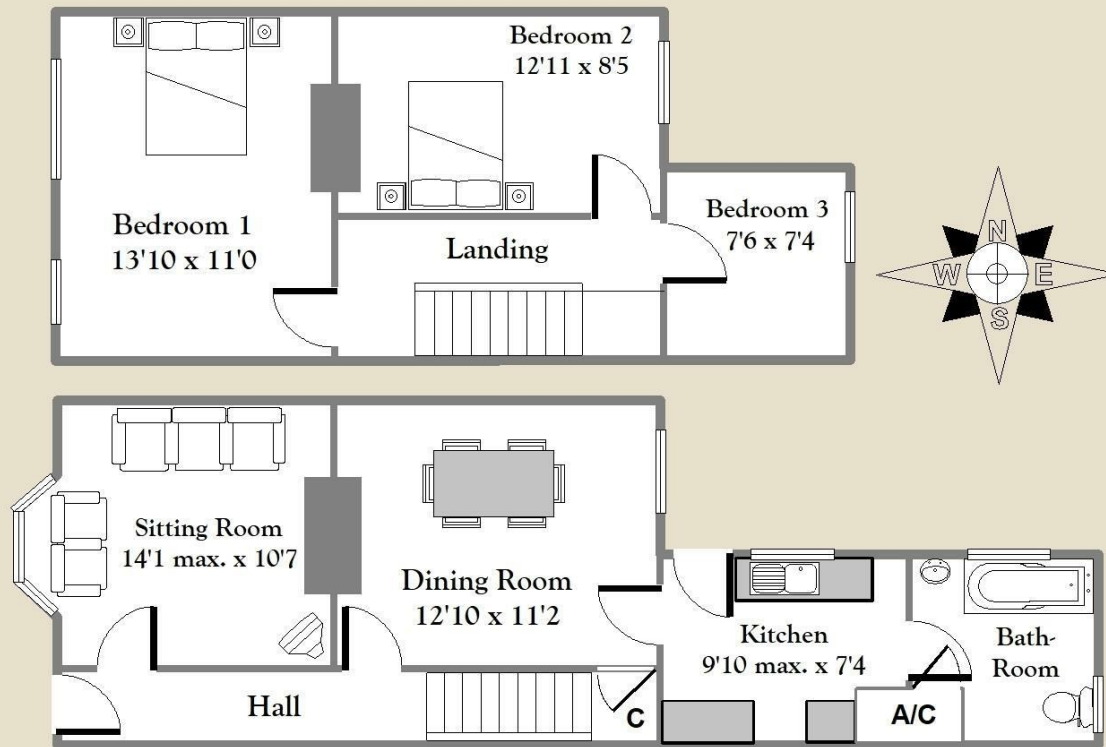
Council Tax:

Band C





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APPROX. GROSS INTERNAL FLOOR AREA 867 sq ft.  
For identification only - Not to scale - Hillier & Wilson LTD

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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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