

HILLIER & WILSON



Lingfield Road, Newbury, RG14 7SE

Lingfield Road, Newbury

A beautifully presented three bedroom family home located in a popular area on the south side of Newbury. The property comes equipped with a home office in the garden, whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises porch, sitting room, dining room with French doors onto the garden and kitchen. Upstairs there are three bedrooms, all of which have built-in storage, and a family bathroom.

Externally there is an enclosed rear garden which is mainly laid to lawn with mature plant borders, a patio seating area and access to the home office which has full power and light. To the front of the property, there is off road parking via driveway. Lingfield Road is conveniently located for Newbury Racecourse, Stroud Green and Newbury town centre which are all within walking distance of the house. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour. There are also excellent road links via the A34 and M4 motorway. NO ONWARD CHAIN





- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LOCATED IN A SOUGHT AFTER AREA OF SOUTH NEWBURY
- BEAUTIFULLY PRESENTED
- HOME OFFICE WITH POWER & LIGHT
- GARAGE AND OFF ROAD PARKING
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating C

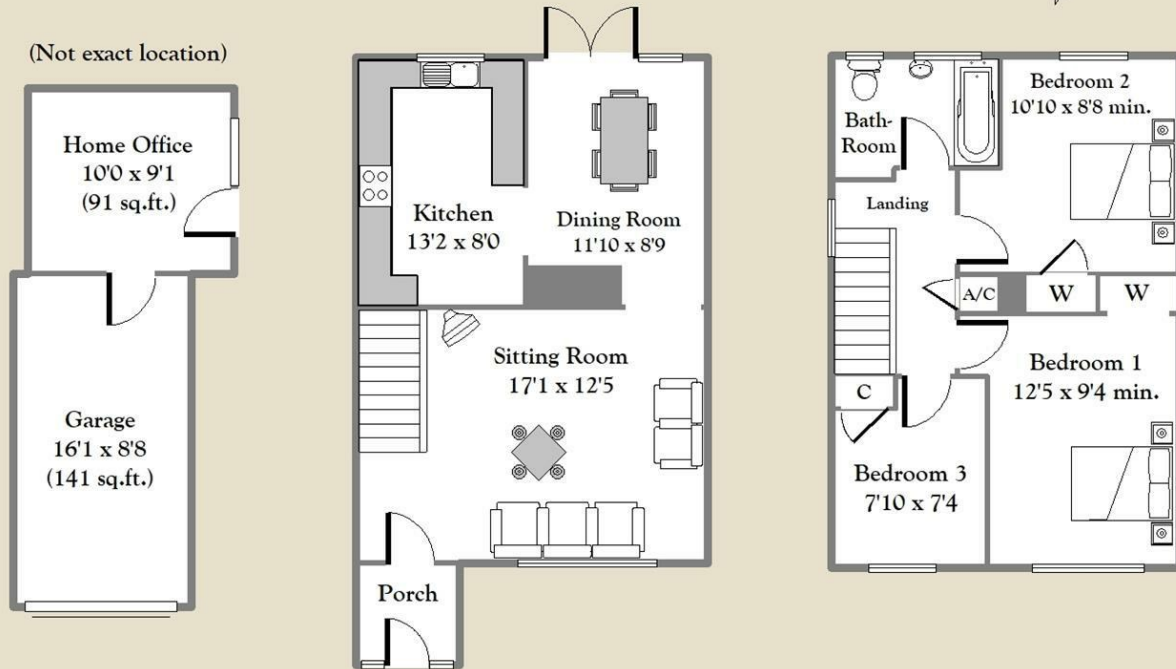
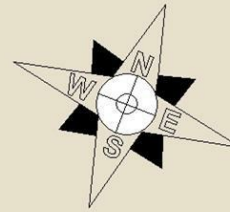
Full results can be sent on request

Council Tax:

Band D



Lingfield Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 922 sq.ft. (85 sq.m) - 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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