

HILLIER & WILSON



Valley Road, Newbury, RG14 6ET

Valley Road, Newbury

A three bedroom extended 1930's family home located in a popular residential area on the south side of Newbury within the catchment area of the highly regarded John Rankin and St Barts schools.

The property offers spacious living accommodation and has further potential to extend or convert (subject to the usual planning consents) whilst other benefits include gas central heating, double glazing, off road parking and garage/workshop. The ground floor comprises entrance hall, sitting room, breakfast/family room with log burner, kitchen, dining area, conservatory and cloakroom. Upstairs there is a principal bedroom with fitted wardrobes and a snug area, two further bedrooms and a shower room. Externally there is a generous sized rear garden which is mainly laid to lawn with both patio and decked areas, as well as access to the garage/workshop which has full power and light.

To the front of the property there is off road parking via driveway behind five bar gates. Valley Road is very conveniently located on the south side of Newbury, not far from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN





- THREE BEDROOM 1930'S FAMILY HOME
- POPULAR RESIDENTIAL ROAD
- POTENTIAL TO EXTEND & CONVERT (STTC)
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- DRIVEWAY PARKING BEHIND 5 BAR GATES
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: C

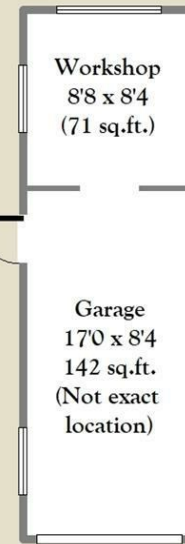
Full results can be sent on request

Council Tax: Band D



Valley Road Newbury

HILLIER & WILSON



APPROX.GROSS INTERNAL FLOOR AREA 1248 sq.ft. (115 sq.m) (Excluding Garage & Workshop)
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.

HILLIER & WILSON

Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk