

HILLIER & WILSON

Hadleigh
Clifton Road
South Newbury

Clifton Road, Newbury, Berkshire, RG14 5JT

An attractive and beautifully presented semi-detached period house located on a popular residential road in the West Fields area of Newbury town centre, within the catchment of both the highly regarded St John's & St Bart's schools. The property benefits from gas central heating, double glazing, off road parking and an enclosed rear garden. The ground floor comprises entrance hall, sitting room with wood-burning stove and bay window, dining room, kitchen and utility area with cloakroom. Upstairs there are two double bedrooms, a further bedroom and a large family bathroom with roll top tub and walk-in shower. There is also a useful carpeted loft space with Velux windows and power sockets. Externally, there is a gated, low maintenance front garden whilst to the rear of the house is a pretty, mature garden with patio area, lawn bordered by established flower beds and gated access to the paved off-road parking at the rear of the property. Clifton Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

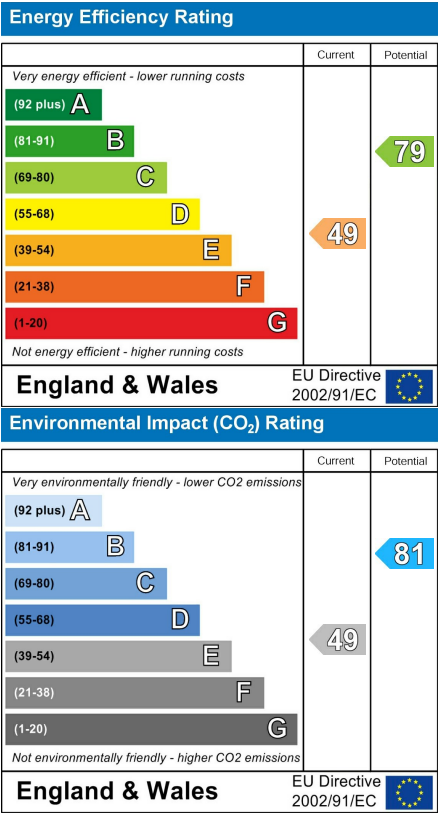
Services:
Mains services are connected.

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

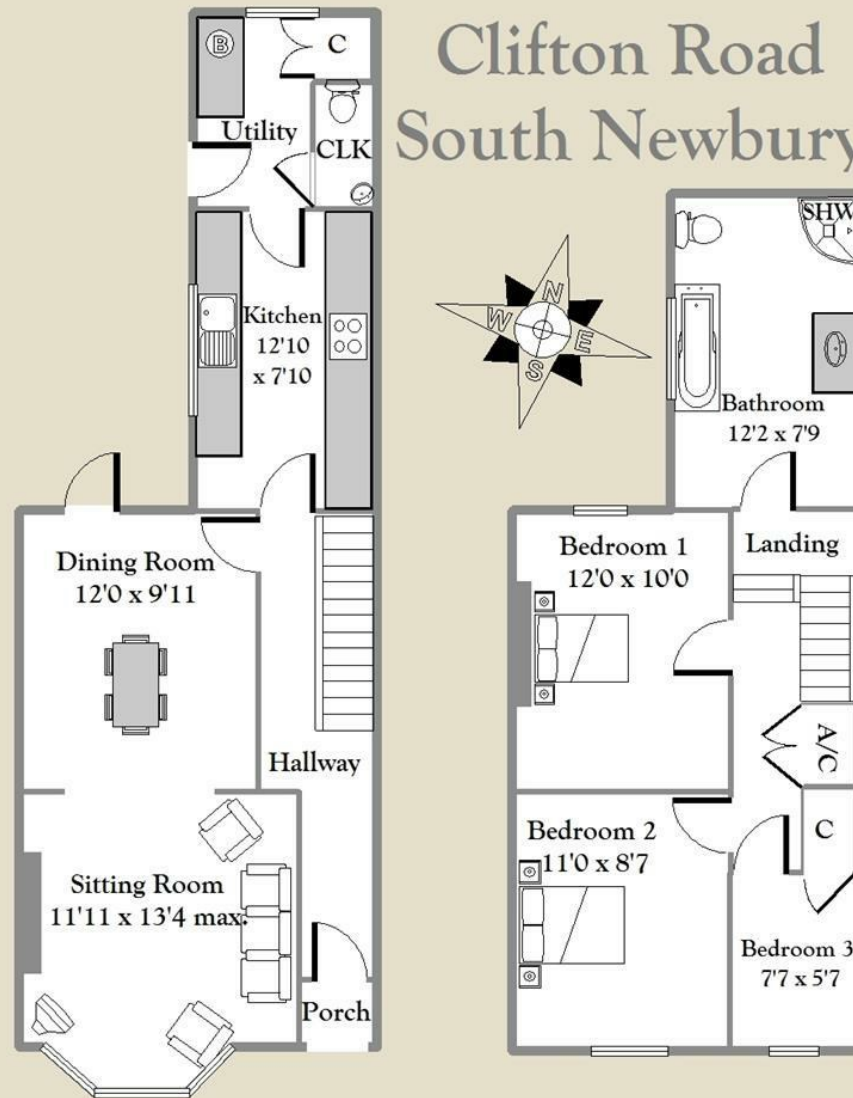
Directions
From our office proceed along Pound Street taking the first right into Rockingham Road. At the junction, turn left onto Craven Road then right into Blenheim Road and at the junction turn left onto Gloucester Road, proceed straight onto Clifton Road where the property can be found on the right.



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Clifton Road South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1007 sq. ft -
For identification only - Not to scale - Hillier & Wilson Ltd.

H&W



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.

