

HILLIER & WILSON



Enborne Grove, Newbury, RG14 6BJ

Tel: 01635 522044

Guide Price TBC

## Enborne Grove Newbury

A two bedroom detached bungalow located in a sought after area on the south side of Newbury,

on a flat walk to Newbury town centre. The property is in need of updating and improvement and offers tremendous scope with potential to convert the loft and extend into a great family home (subject to the usual consents) whilst other benefits include double glazing, off road parking and a garage. The accommodation comprises entrance porch, spacious hall, two double bedrooms (both of which have fitted wardrobes), sitting room, conservatory, kitchen/breakfast room, utility and a shower room with Aqualisa shower. Externally there is an enclosed south facing rear garden which is mainly lawn with patio areas. To the front of the property there is off road parking via driveway and also the garage. Enborne Grove is very conveniently located within a short walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. The property also falls within the catchment area of the highly regarded St Barts school.

NO ONWARD CHAIN





- TWO BEDROOM DETACHED BUNGALOW
- IN NEED OF MODERNISATION
  - POTENTIAL TO EXTEND & CONVERT (STTC)
- SOUGHT AFTER LOCATION IN SOUTH NEWBURY
  - OFF ROAD PARKING AND GARAGE
  - NO ONWARD CHAIN

Services:

Mains services are connected (Except gas)

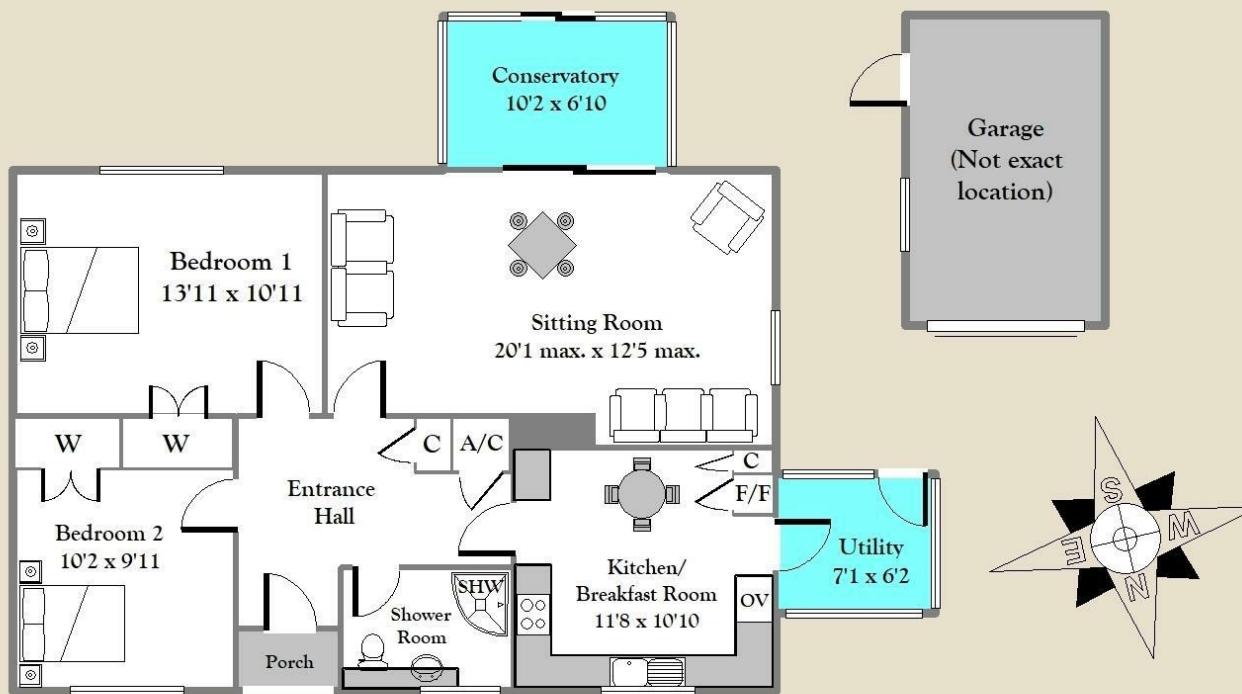
EPC: Rating TBC

Full results can be sent on request

Council Tax: Band D



# Enborne Grove, Newbury



APPROX GROSS INTERNAL FLOOR AREA 874 sq.ft. (81 sq.m) (Excluding Garage)

For identification only - Not to scale - Hillier & Wilson LTD

HILLIER & WILSON



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