

HILLIER & WILSON



Sidestrand Road, Newbury, RG14 6HP

Sidestrand Road Newbury

A well-presented three bedroom semi-detached family home located in a popular area on the south side of Newbury, within the catchment area of the highly regarded John Rankin and St Barts schools. The property comes with a garage/parking which is located nearby, whilst other benefits include gas central heating, uPVC double glazing and a good sized rear garden. The ground floor accommodation comprises entrance hall, sitting room with open fire, modern kitchen/breakfast room with French doors out onto the garden, utility, home office/snug and a shower room. Upstairs there are three bedrooms (one of which has built-in wardrobes) and a family bathroom. Externally there is an enclosed, south facing rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area. To the front, there is parking available on the road, whilst a garage belonging to the property with parking beside it, is located just a short walk away. Sidestrand 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.





- THREE BEDROOM FAMILY HOME
 - POPULAR AREA IN SOUTH NEWBURY
 - JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
 - MODERN, OPEN-PLAN KITCHEN/BREAKFAST
- ENCLOSED, GOOD SIZED REAR GARDEN
- GARAGE WITH PARKING LOCATED NEARBY

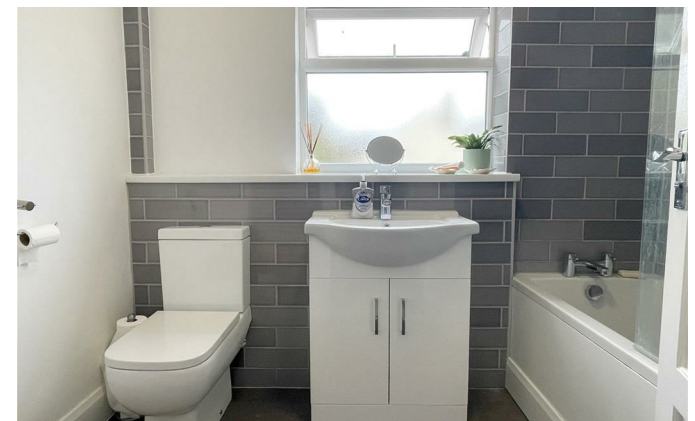
Services:

Mains services are connected

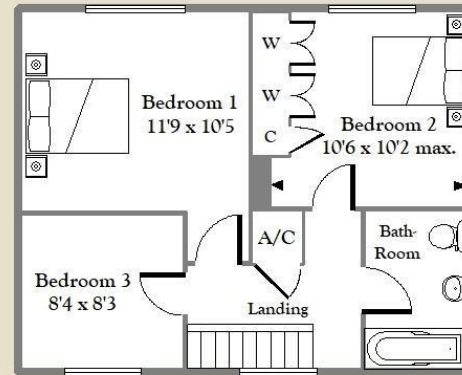
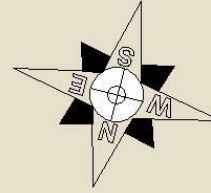
EPC: Rating D

Full results can be sent on request

Council Tax: Band C



Sidestrand Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1080 sq.ft. (100 sq.m) - For identification only - (Not to scale)
Hillier & Wilson LTD



Garage situated just before the entrance to Oak Ridge Close



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