

HILLIER & WILSON

Coppice Close
South Newbury



Coppice Close Newbury Berkshire RG14 7JX

An immaculately presented three bedroom detached family house located in a cul-de-sac on the south side of Newbury town centre. The property has been totally refurbished by the present owners to a high standard, with benefits including gas central heating, uPVC double glazing, driveway parking and garage. The ground floor comprises entrance hall, cloakroom, sitting room and contemporary kitchen/dining room. Upstairs is the master bedroom with fitted wardrobe, a second double bedroom with ample fitted wardrobe space, an additional bedroom and a modern family bathroom. Externally, there is block paved driveway parking for several cars, a front lawn and single garage to the front of the property, whilst to the rear of the house is an attractive, landscaped garden with patio area, summer house and lawn bordered by flower bed planters. Coppice Close is conveniently located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

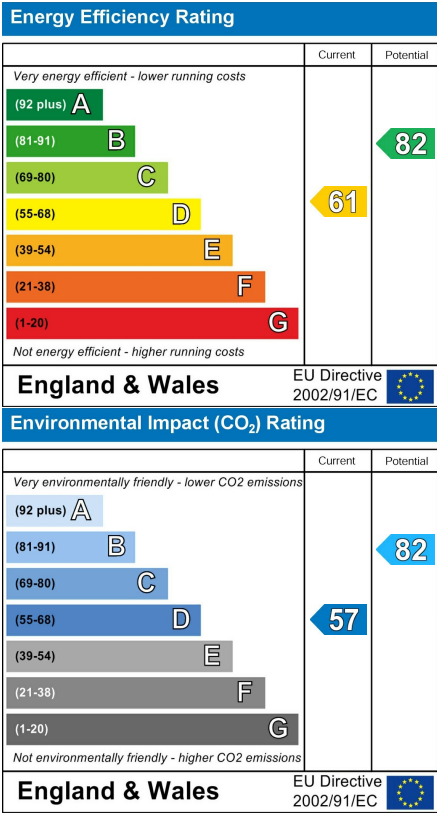
Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

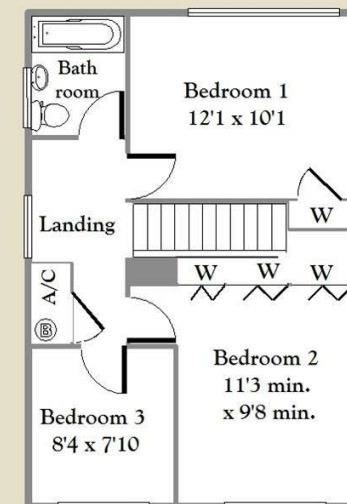
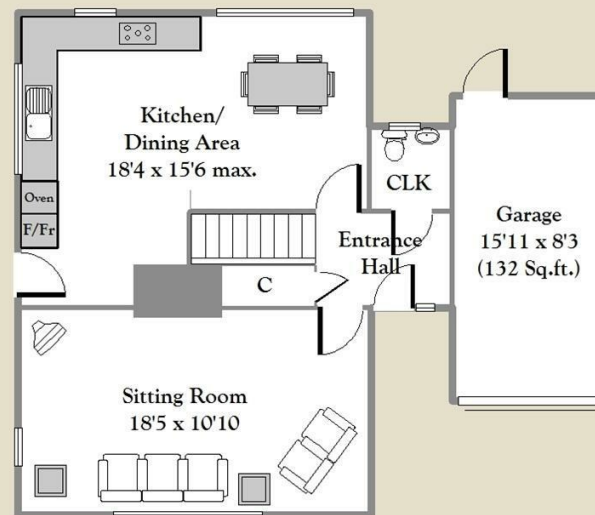
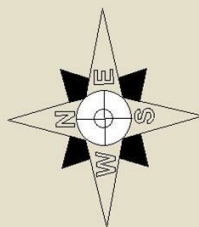
Directions
From the offices of Hillier & Wilson proceed south along Newtown Road at St Johns roundabout take first exit left onto St Johns Road, head straight across and immediately at the mini roundabout take the third exit onto Greenham Road, then turn right onto Greenlands Road, then continue to follow the road around to the left then turn left immediately onto Coppice close where the property will be found at the end.





Coppice Close, Newbury

Home Office/
Summer House
12'2 x 8'10
(108 sq.ft)



APPROX. GROSS INTERNAL FLOOR AREA 1175
(Including Garage & Excluding Summer House)
Hillier & Wilson LTD For identification only - Not to scale

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.

