HILLIER & WILSON

Andover Road, Newbury, RG14 6NJ

Andover Road, Newbury

NO ONWARD CHAIN A fantastic opportunity to extend and modernise (STPP) a 1960s four bedroom detached family home in the desirable location of South Newbury. The property benefits from a westerly facing enclosed private garden, driveway parking, gas central heating and double glazing. Downstairs, the property comprises of a study, kitchen, generous sitting room, separate dining room, conservatory, downstairs w/c, garage, store room and a utility room. The upstairs comprises of four generous sized bedrooms and a family bathroom. Externally there is a driveway for several vehicles, a large front garden and a private and mature rear garden. Andover Road is perfectly situated within walking distance for both primary and secondary schools, David Lloyd, Newbury Rugby Club, local shops, Sainsbury's Petrol Station and just a short distance to Newbury Town Centre and Railway lines providing direct access to London Paddington in under an hour.

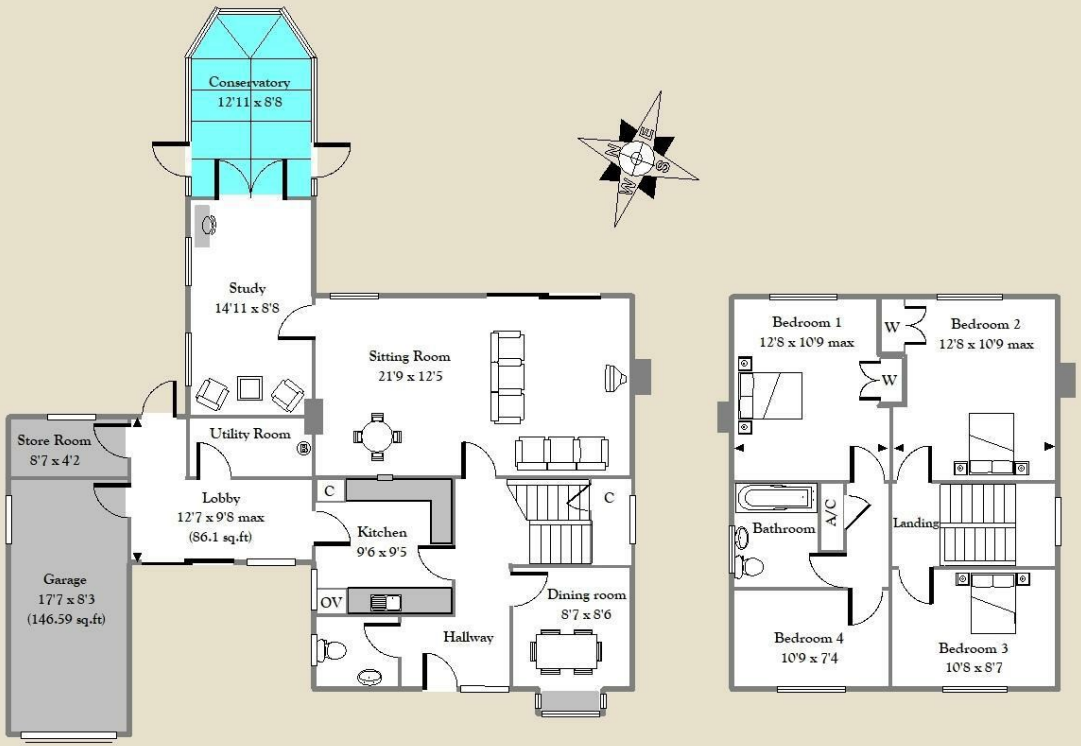
- FANTASTIC OPPORTUNITY TO EXTEND AND MODERNISE STPP
- FOUR GENEROUS BEDROOMS
- WEST FACING GARDEN
- AMPLE PARKING VIA DRIVEWAY
- FALKLAND AND PARK HOUSE CATCHMENT
- *NO ONWARD CHAIN*

Services: Mains services are connected

EPC: TBC

Council Tax Band: F

Andover Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1786 sq.ft (166 sqm)
For identification only - Not to scale - Hillier & Wilson Ltd

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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.

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