

HILLIER & WILSON



Kingsley Close, Newbury

Kingsley Close Shaw Newbury Berkshire RG14 2EE

A well-presented three bedroom family home situated on a quiet residential road to the north side of Newbury town centre. The property offers potential to extend (subject to consents) and benefits from an extended garden, gas central heating, uPVC double glazing and off road parking. The ground floor comprises coat room, modern kitchen/breakfast room, sitting room and conservatory with access out on the garden. Upstairs, there are three bedrooms (all of which have built-in storage) and a family bathroom. Externally there is a well-kept, enclosed rear garden which is mainly laid to lawn with a mature hedge border, a patio seating area and extended area to the rear with a vegetable patch and a shed. To the front, there is off road parking via driveway. Kingsley Close is within walking distance of Newbury town centre as well as Vodafone HQ, whilst nearby road links are excellent with easy access to the A34, A4 and M4 at Junction 13. NO

ONWARD CHAIN

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

Band C

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

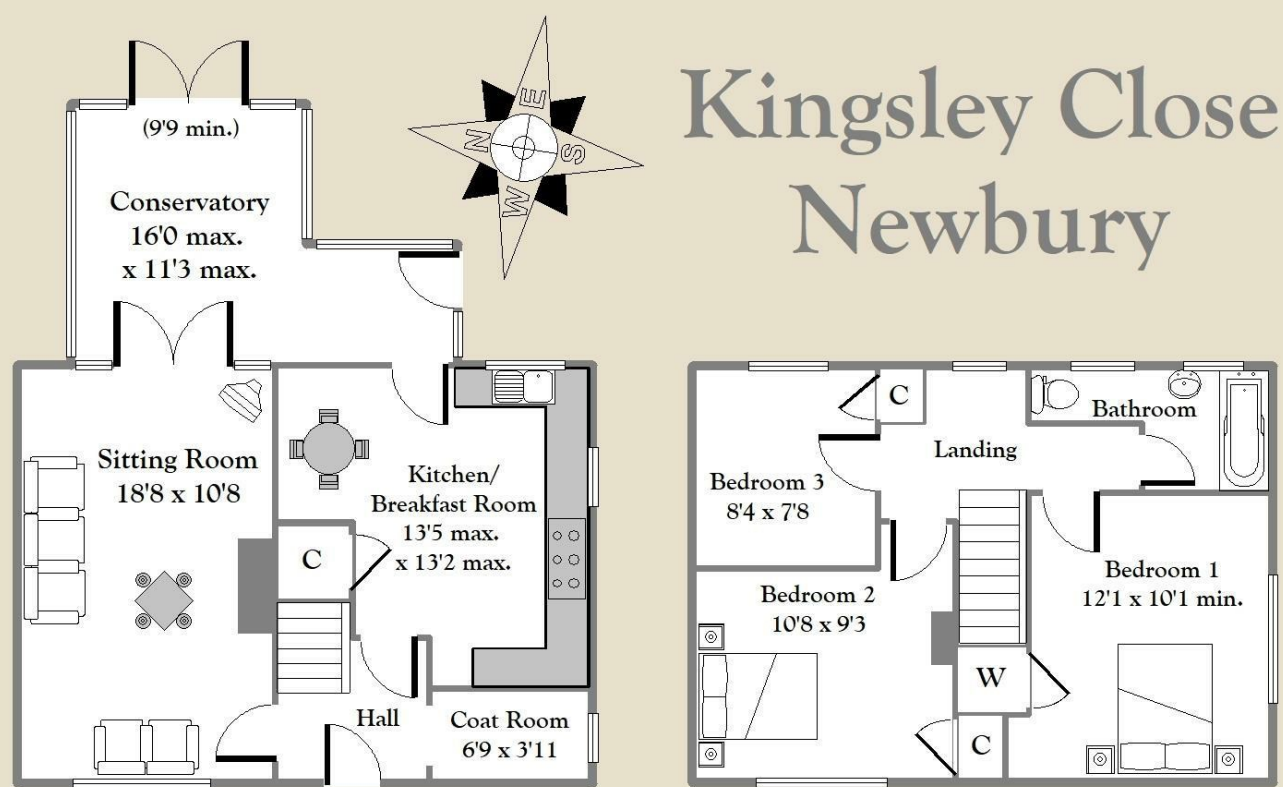
Directions

From the Hillier & Wilson office turn left and continue straight until you reach the traffic lights, at the lights turn right and follow the road until you reach the next set of traffic lights, then turn right and continue towards the roundabout, then turning off left approaching the Robin Hood roundabout. At the Robin Hood interchange take the B4009 towards Hermitage, continue over the two mini roundabouts up Shaw Hill and at the mini roundabout take first exit onto Love Lane, take the first right onto Kingsley Close, taking the left hand fork, the property can be found after a short distance on the right.





Kingsley Close Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1031 sq.ft. (95 sq.m)
For identification only - Not to scale - Hillier & Wilson LTD

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.

