HILLIER & WILSON



Rectory Close, Newbury, RG14 6DE

# Rectory Close Newbury

A substantial three bedroom detached family home located in an extremely popular residential road on the south side of Newbury that falls within the catchment area of the highly regarded St Johns and St Barts schools. The property offers potential to extend and convert (subject to the usual consents) whilst other benefits include gas central heating, double glazing, garage and off road parking. The ground floor comprises large entrance hall, cloakroom, sitting room, dining room and kitchen. Upstairs there are three double bedrooms, one of which has a shower cubicle and wash basin, and a family bathroom. Externally there is a mature, south westerly facing rear garden which is mainly laid to lawn with mature borders, hedges and trees along with a patio area. To the front of the property there is off road parking via driveway and access to the garage. Rectory Close is ideally located just a short walk from the mainline railway station and town centre offering a variety of shops and restaurants, whilst also just a stone's throw from City Playground which is great for kids and dog walking. NO ONWARD CHAIN









- THREE BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER RESIDENTIAL ROAD
- POTENTIAL TO EXTEND & CONVERT (STTC)
- CLOSE TO TOWN & TRAIN STATION
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
- NO ONWARD CHAIN

Services:
Mains services are connected

EPC: Rating D
Full results can be sent on request

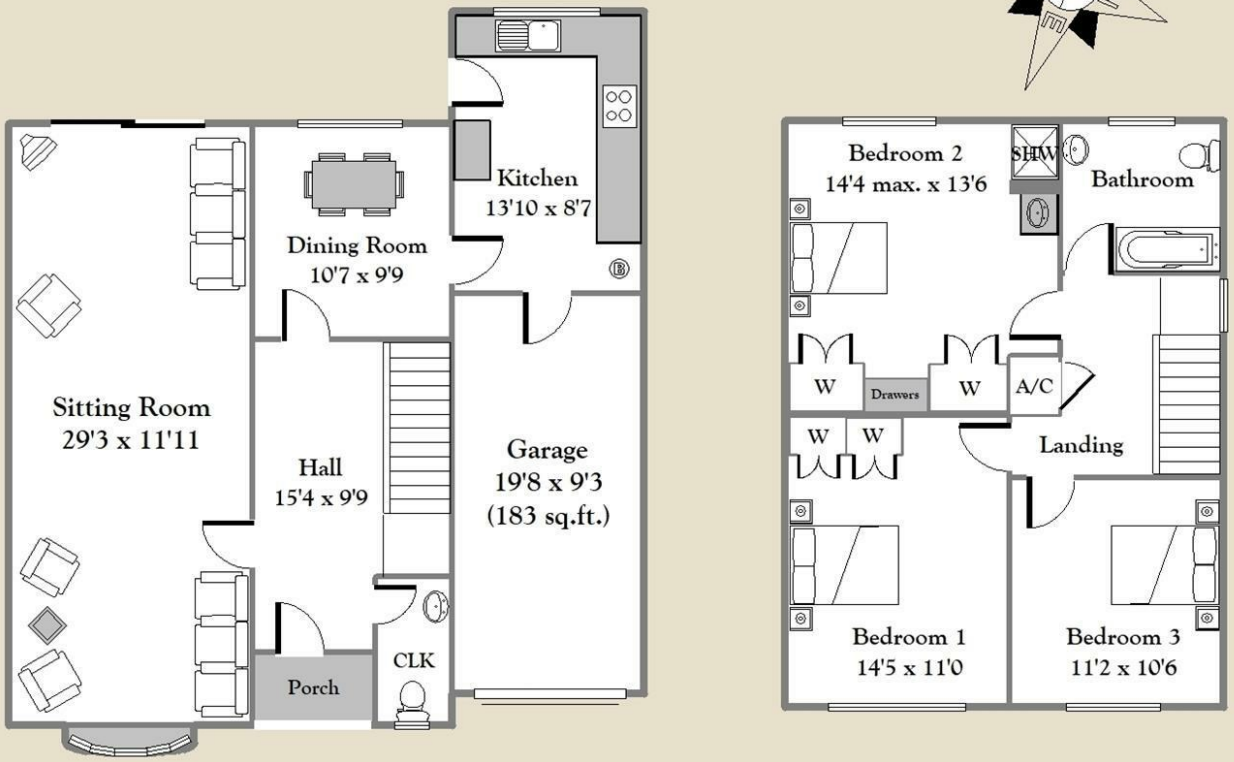
Council Tax: Band E







# Rectory Close, Newbury




APPROX. GROSS INTERNAL FLOOR AREA 1598 sq.ft. (148 sq.m) (Including Garage)
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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