

HILLIER & WILSON

Feltre Place
Newbury



Feltre Place Newbury RG14 7BW

A beautifully presented three bedroom end of terrace house, built in 2005 by Miller Homes, with an enviable location just a short walk from Newbury town centre and railway station. The property benefits from off road parking, gas central heating, Upvc double glazing and a low maintenance rear garden. The ground floor comprises entrance hall, sitting room, cloakroom, spacious kitchen/breakfast room and utility room. Upstairs there is a master bedroom with built in wardrobes and en-suite shower room, two further double bedrooms and a newly fitted bathroom. To the rear of the property is an enclosed, south facing garden with shed, patio area and lawn, whilst to the front is an allocated parking space as well as visitor parking. Feltre Place is ideally located just a few minutes' walk from the railway station which provides regular direct links to London Paddington taking less than an hour. Road links are also excellent with nearby access to the A4, A34 and M4 at Junction 13. The property also falls within the catchment area of the highly regarded St. Johns and St. Barts schools.

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

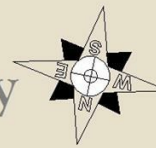
From Hillier & Wilson offices proceed up Newtown Road where Feltre Place can be found on the right hand side and the property is tucked away in the right hand corner.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		

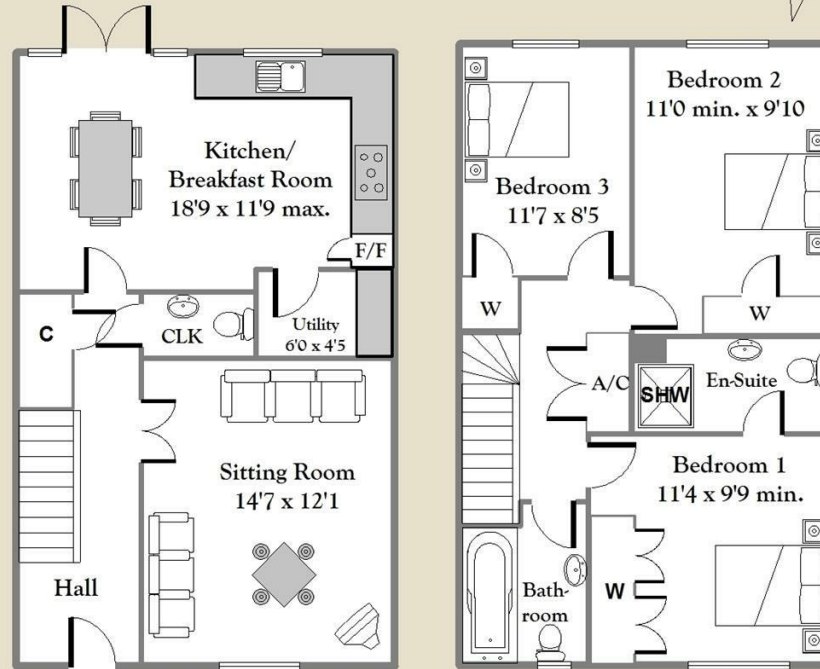


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Feltre Place, South Newbury



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APPROX. GROSS INTERNAL FLOOR AREA: 1170 sq.ft.
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.

