

HILLIER & WILSON



Falkland Road, Newbury, RG14 6NY

Falkland Road Newbury

A charming four bedroom detached family home located in a sought after residential road in the south of Newbury. The property has been partly modernised and offers potential to extend (subject to the usual consents) whilst other benefits include gas central heating, double glazing, garage and off road parking. The ground floor comprises entrance hall, sitting room, dining room, kitchen/breakfast room with granite work surfaces, and shower room. Upstairs, there are four double bedrooms (three of which have built-in wardrobes) and a cloakroom. Externally there is a good sized rear garden approaching 100ft in length, which is mainly laid to lawn with mature hedge borders, a green house, fruit cage and access to the garage. To the front of the property, there is off road parking via driveway. Falkland Road is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away. The property also falls within the catchment area of the highly regarded Falkland and Park House schools.

NO ONWARD CHAIN





- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL ROAD
- POTENTIAL TO EXTEND (STTC)
- GARDEN APPROACHING 100FT IN LENGTH
- FALKLAND AND PARK HOUSE SCHOOL CATCHMENT
- NO ONWARD CHAIN

Services:

Mains services are connected

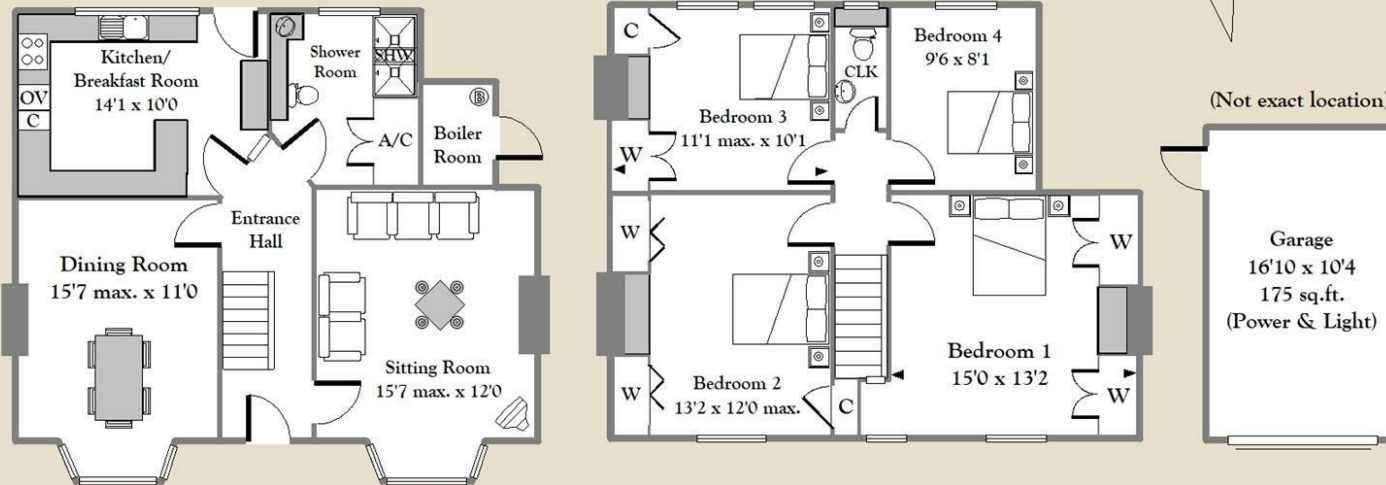
EPC: Rating E

Full results can be sent on request

Council Tax: Band E



Falkland Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1276 sq.ft. (118 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD



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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