

HILLIER & WILSON



Ludlow Close
Manor Park, Newbury

Ludlow Close Newbury Berkshire RG14 2RH

A well-presented three bedroom semi-detached family home, located in the popular Manor Park development in Newbury. The property has been extended to the rear to create extra living space whilst other benefits include gas central heating, uPVC double glazing and a garage. The ground floor comprises entrance hall, cloakroom, kitchen, sitting/dining room and family/play room. Upstairs, there are two double bedrooms (one of which has built-in wardrobes), a further bedroom and a family bathroom. Externally there is mature, enclosed garden which is mainly laid to lawn with flower bed borders and a patio seating area; whilst to the front there is a garage and parking directly in front. Ludlow Close is conveniently located for both Newbury and Thatcham town centres which each have mainline railway stations providing regular direct links to London, Paddington. There are also good road links nearby including the A4, A34 and M4 motorway.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

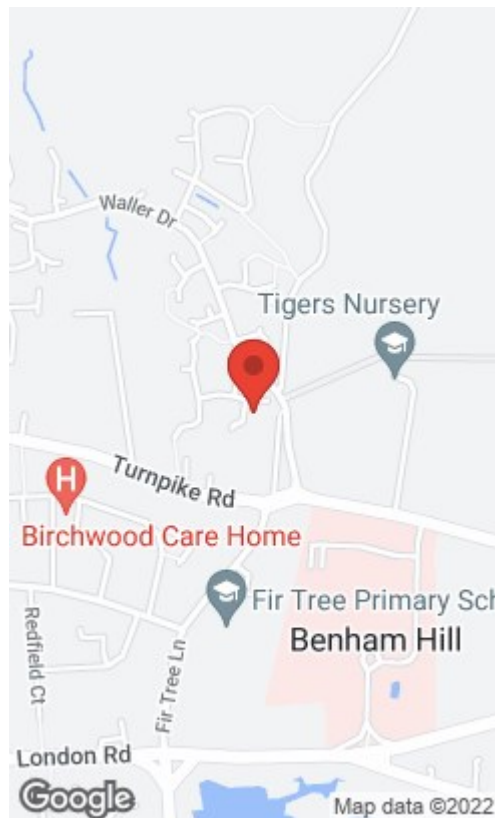
Band D

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

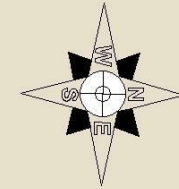
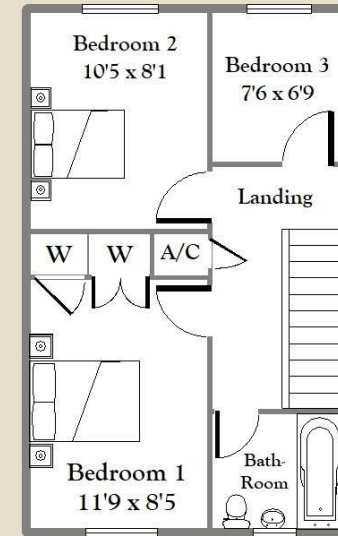
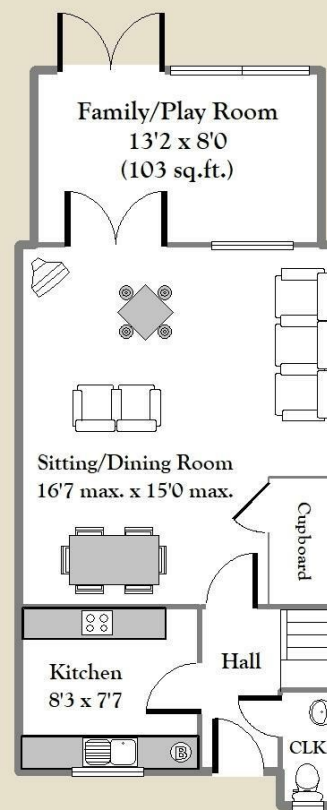
Directions

From the Robin Hood roundabout proceed along the A4 towards the Wyevale garden centre, turn left onto Turnpike Road at the garden centre passing the Hospital on the left, at the roundabout turn right into Manor Park and then take the first left into Harrington Close as you get to the end of the road turn left, Ludlow Close is the first turning on the right. the property is at the end on the right hand side.





Ludlow Close Manor Park, Newbury



APPROX GROSS INTERNAL FLOOR AREA 857 sq.ft. (Excluding garage)
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.

