

# HILLIER & WILSON



Robins Close, Newbury, RG14 7EH



## Robins Close, Newbury

A beautifully presented three bedroom detached bungalow with a south facing rear garden, located in a cul-de-sac on the south side of Newbury. The property is offered with 'No Onward Chain' and benefits from gas central heating, uPVC double glazing, garage and off road parking. The accommodation comprises entrance porch, hall, kitchen/breakfast room, large dining room, sitting room, utility room which was previously a shower room, three double bedrooms (two of which have built-in wardrobes) and a shower room. Externally there is an enclosed, landscaped rear garden which has an artificial turf lawn, a hedge border and patio seating area. To the front, there is access to the garage and off road parking via driveway. Robins Close is conveniently located for Newbury town centre and railway station, both just a short drive away. Newbury station provides regular direct links to London Paddington taking less than an hour, road links are also excellent with nearby access to the A4 and M4.

NO ONWARD CHAIN







- THREE BEDROOM DETACHED BUNGALOW
- LOCATED IN A CUL-DE-SAC
- PRESENTED IN GOOD ORDER THROUGHOUT
  - LANDSCAPED GARDEN
- GARAGE & OFF ROAD PARKING
  - NO ONWARD CHAIN

Services:  
Mains services are connected

EPC: Rating D  
Full results can be sent on request

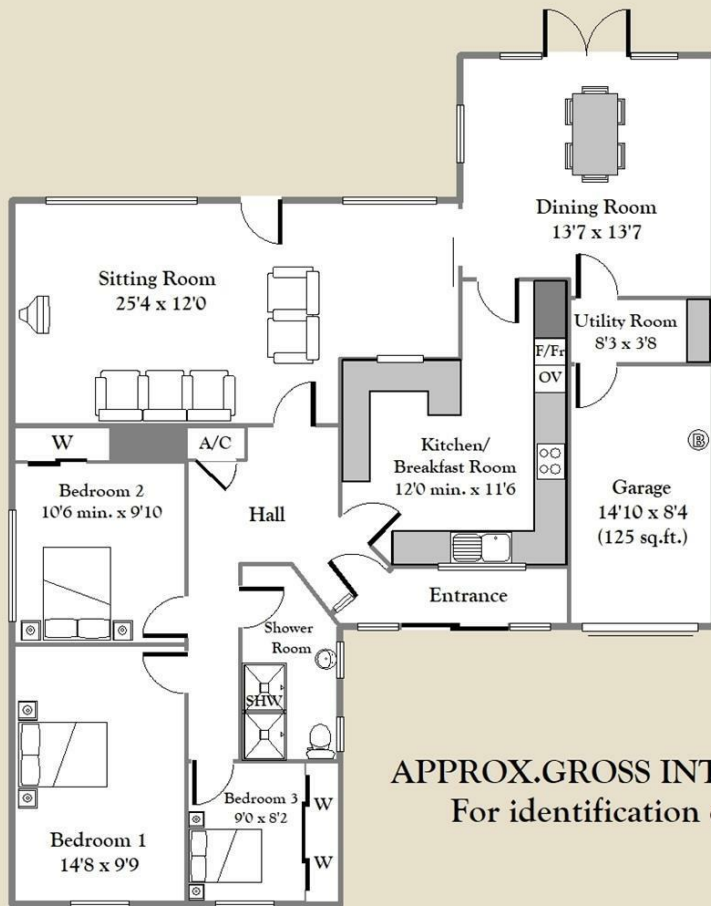
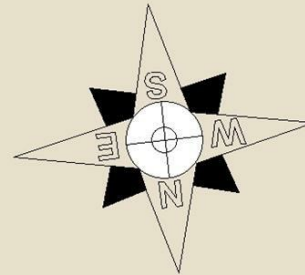
Council Tax:  
Band E





HILLIER & WILSON

# Robins Close Newbury



APPROX.GROSS INTERNAL FLOOR AREA 1279 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.

HILLIER & WILSON

Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE