

HILLIER & WILSON



Cary Close  
South Newbury

# Cary Close (1743 sq.ft) Newbury Berkshire RG14 6QT

A detached bungalow with a good-sized plot located on a sought after residential road in the Wash Common area of south Newbury. The property offers good potential to improve and extend (subject to the usual consents) whilst other benefits include electric heating, double glazing, westerly facing rear garden, driveway parking and double garage. The accommodation comprises porch, entrance hall, sitting room, conservatory, kitchen, dining room/bedroom 3, master bedroom with en-suite shower room and walk-in cupboard, a second double bedroom and a family bathroom. Externally, there is a front lawn, gated gravel driveway, double garage and store room at the front of the property as well as gardens to the side and rear, mostly laid to lawn with patio area and mature hedge borders. Cary Close is ideally located within a flat walk of the shops and amenities of Wash Common, whilst Newbury town centre and mainline railway station is just a short drive away. It also falls within the catchment area of the highly regarded Falkland primary school. NO ONWARD CHAIN

**Services:**

Mains services are connected.  
(Except gas) (Gas in the road)

**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**

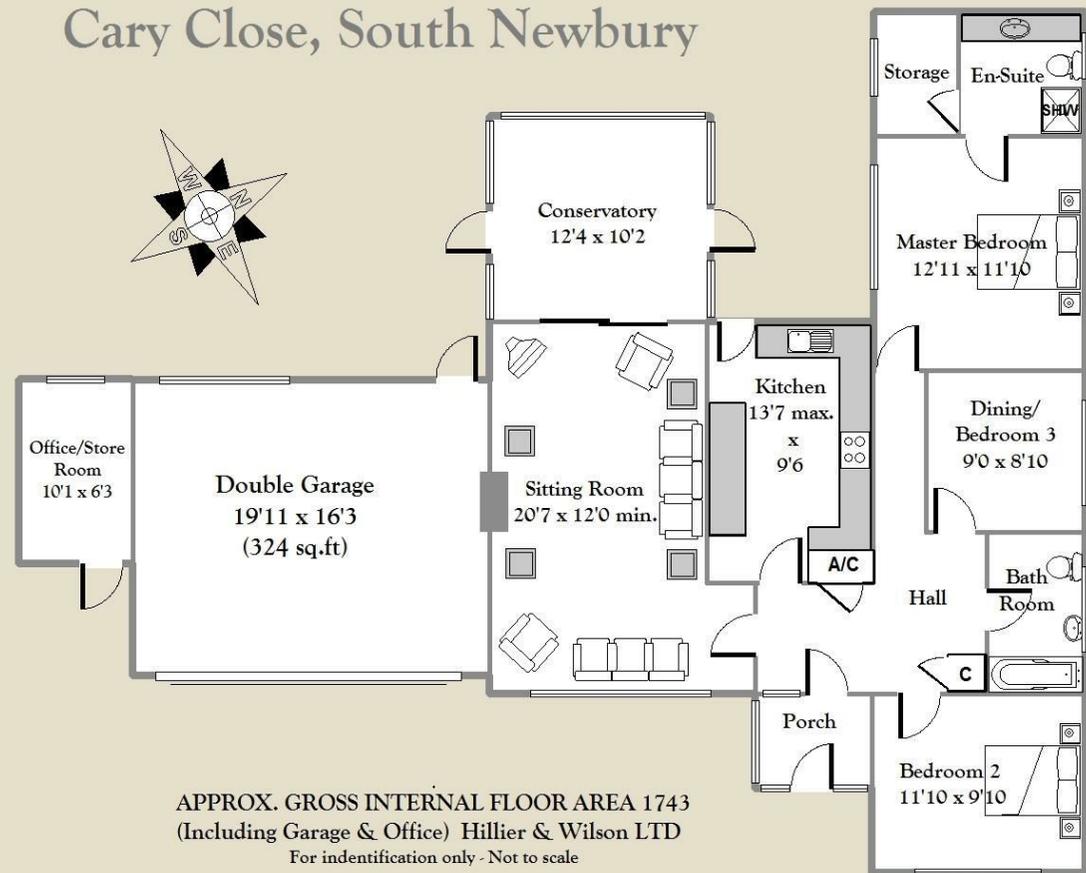
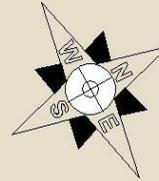
From the office of Hillier & Wilson continue along Bartholomew Street heading south. At the St. Johns roundabout take the third exit and proceed along the Andover Road to the two mini-roundabouts. Take the third exit into Essex Street and then left into Cary Close. Turn right and the property is ahead of you.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		<b>57</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales EU Directive 2002/91/EC 		





# Cary Close, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1743  
 (Including Garage & Office) Hillier & Wilson LTD  
 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.

