

HILLIER & WILSON



Rectory Close, Newbury, RG14 6DD

Rectory Close, Newbury

A beautifully presented five bedroom family home located in an extremely popular residential road on the south side of Newbury that falls within the catchment area of the highly regarded St Johns/Nics and St Barts schools. The property boasts spacious living accommodation over three floors measuring 2601 sq.ft in size, whilst other benefits include gas central heating, uPVC double glazing, large garden and off road parking. The ground floor accommodation comprises entrance hall, cloakroom, utility/storage, sitting room, family room and open-plan kitchen/breakfast room. The first floor offers four double bedrooms (one of which has fitted wardrobes), a family bathroom and a separate shower room. On the top floor there is currently a double bedroom with a large storage cupboard and eaves storage.

Externally there is a private and enclosed rear garden which is mainly laid to lawn, approx. 100ft in length, mature borders, a covered entertainment seating area and a patio. To the front of the property there is off road parking via driveway. Rectory Close is ideally located just a short walk from the mainline railway station and town centre offering a variety of shops and restaurants, whilst also close to City Playground which is great for kids and dog walking.





- FIVE BEDROOM FAMILY HOME
 - EXTREMELY POPULAR RESIDENTIAL ROAD
- ACCOMODATION MEASURING 2601 SQ.FT IN SIZE
- LARGE GARDEN & OFF ROAD PARKING VIA DRIVEWAY
- ST JOHNS/NICS & ST BARTS SCHOOL CATCHMENT
- CLOSE TO CITY PLAYGROUND

Services:

Mains services are connected

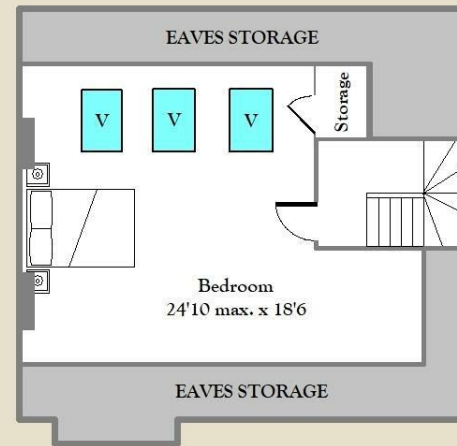
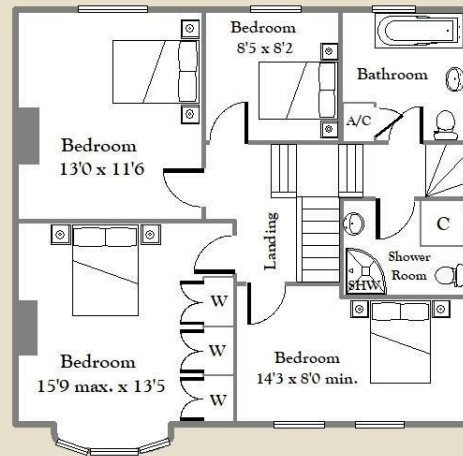
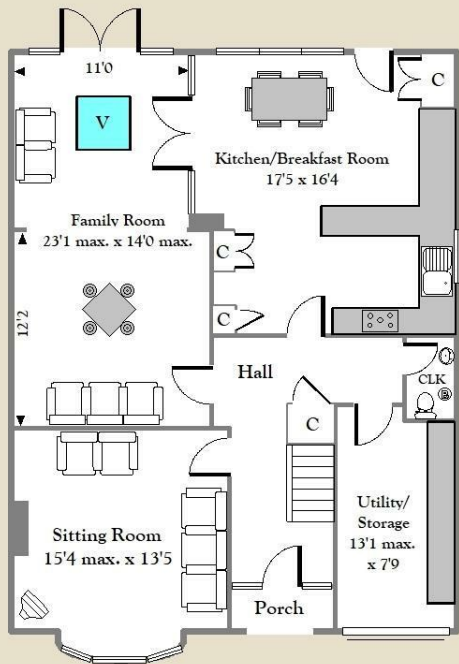
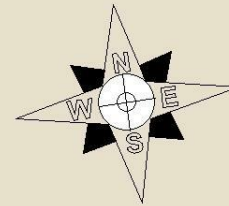
EPC: Rating D

Full results can be sent on request

Council Tax: Band E



Rectory Close Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2601 sq.ft (241 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.