

# HILLIER & WILSON



Gloucester Road, Newbury, RG14 5JR



## Gloucester Road Newbury

A beautifully presented three bedroom Victorian semi-detached family home, located in the popular Westfields area of Newbury, just a short walk into the town centre. The property has characterful features and also potential to convert the loft (subject to the usual consents) whilst other benefits include gas combi central heating and uPVC double glazing. The ground floor comprises entrance hall, sitting room, dining room, modern kitchen/breakfast room with built-in appliances, utility, cloakroom and garden room. Upstairs there are three double bedrooms and a modern bathroom. Externally there is a landscaped rear garden which is mainly laid to lawn with a mature flower bed border and two patio seating areas. To the front of the property, parking is on road via Resident Parking Permit obtained from West Berks Council. Gloucester Road falls within the catchment for the highly regarded St. John's & St. Bart's schools and is within walking distance of the town centre and railway station which provides regular direct links to London Paddington taking less than an hour.







- THREE BEDROOM VICTORIAN SEMI-DETACHED
- LOCATED IN THE POPULAR WEST FIELDS AREA
- BEAUTIFULLY PRESENTED THROUGHOUT
- CHARACTERFUL FEATURES
- LANDSCAPED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE

Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

Council Tax:

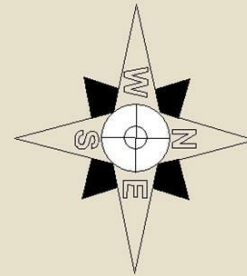
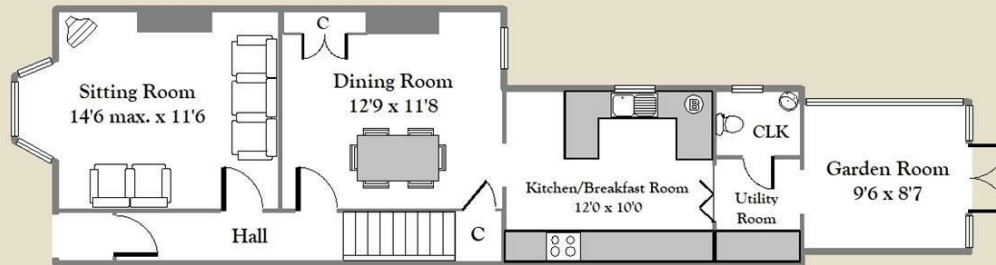
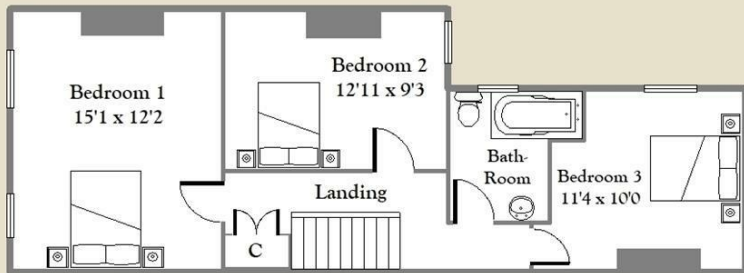
Band D





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APPROX.GROSS INTERNAL  
FLOOR AREA  
1218 sq.ft (113 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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