

HILLIER & WILSON



Gloucester Road, Newbury, RG14 5JP

Gloucester Road Newbury

A beautifully presented three bedroom character property located in the popular West Fields area of Newbury, just a stones throw from the town centre. The property is offered in immaculate condition and benefits from gas central heating, uPVC double glazing and outbuildings offering extra space. The ground floor comprises entrance hall with office, shower room, sitting room and open plan kitchen/dining room with French doors leading out to a utility/wash room and the garden. Upstairs there are three double bedrooms (two of which have built in storage) and a family bathroom. Externally there is a private and enclosed rear garden which is both lawn and patio with access to an outdoor cloakroom and shed. 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 CHARACTER HOME
- POPULAR WEST FIELDS AREA OF NEWBURY TOWN
 - BEAUTIFULLY PRESENTED THROUGHOUT
- STONES THROW FROM THE TOWN CENTRE
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
- PRIVATE & ENCLOSED REAR GARDEN

Services:

Mains services are connected

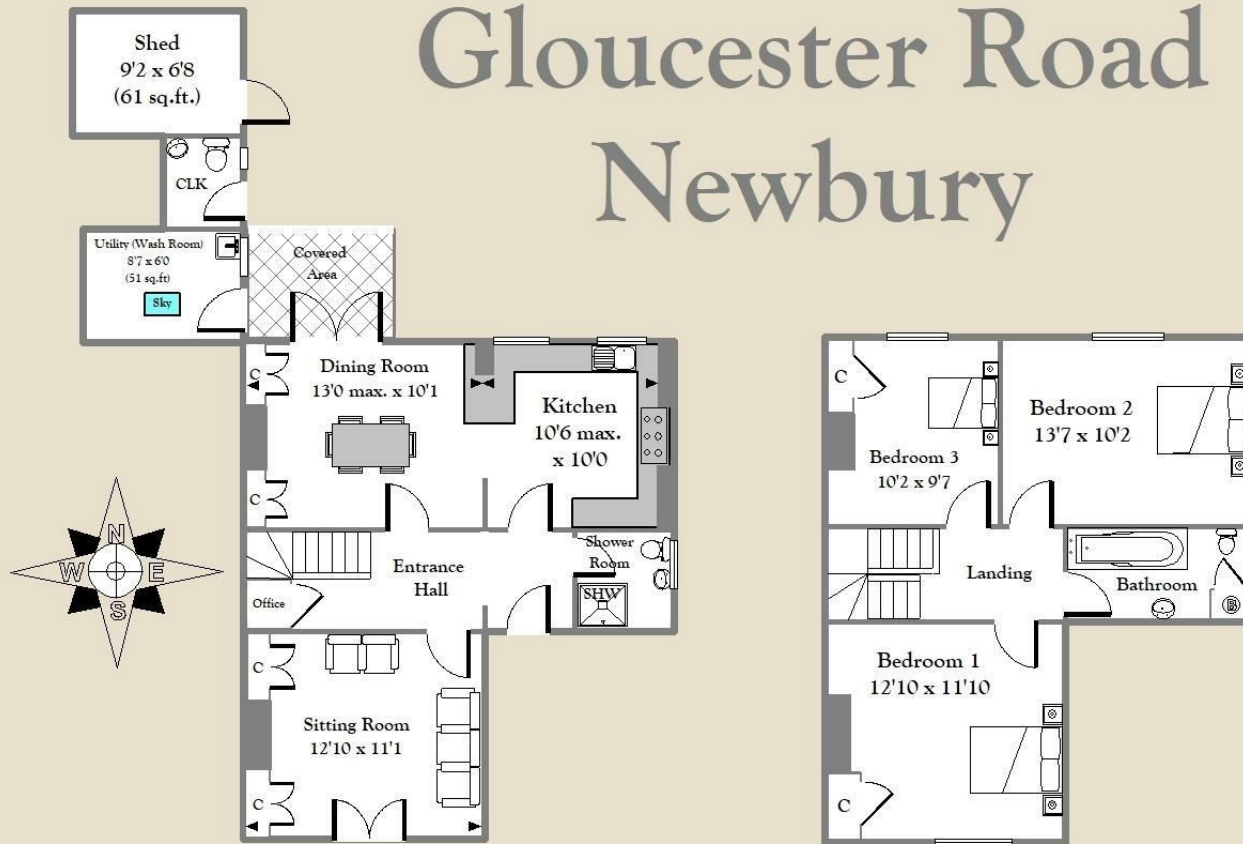
EPC: Rating E

Full results can be sent on request

Council Tax: Band D



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APPROX. GROSS INTERNAL FLOOR AREA 1062 sq.ft. (98 sq.m) (Excluding Outbuildings) - For identification only - (Not to scale)
Hillier & Wilson LTD

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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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