



HILLIER & WILSON

Amberley Close
Newbury

Amberley Close Newbury Berkshire RG14 1PZ

A nicely presented three bedroom semi-detached house, located to the north of Newbury town centre on a quiet no through road close to the highly sought-after Donnington Village. The property benefits from gas central heating, uPVC double glazing, block driveway parking and garage with utility area. The ground floor comprises entrance hall, open plan sitting/dining room, kitchen and sun room/home office with French door onto the rear garden. Upstairs there are two double bedrooms, an additional bedroom and a family bathroom. Externally the property has driveway parking and is mainly laid to lawn. To the rear is an enclosed garden which has a patio area, is mostly lawn with some flower bed borders. Amberley Close is conveniently located within walking distance of Newbury town centre and Waitrose supermarket. Nearby road and rail links are excellent with regular direct trains to London Paddington from Newbury mainline railway station and nearby access to the A34 and M4 by car.

Services:

Mains services are connected.

EPC: Rating C

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

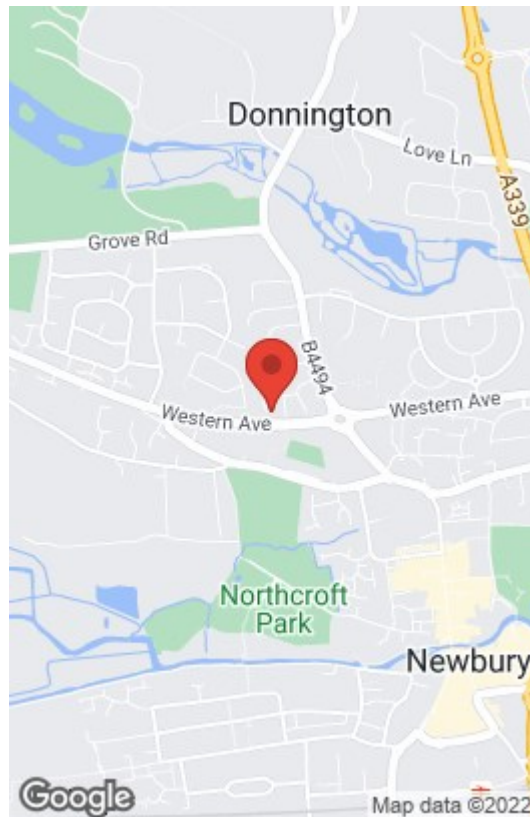
Band D

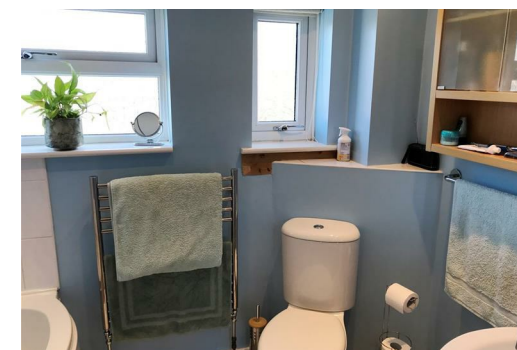
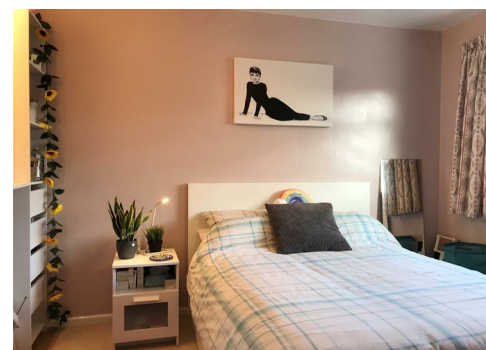
Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

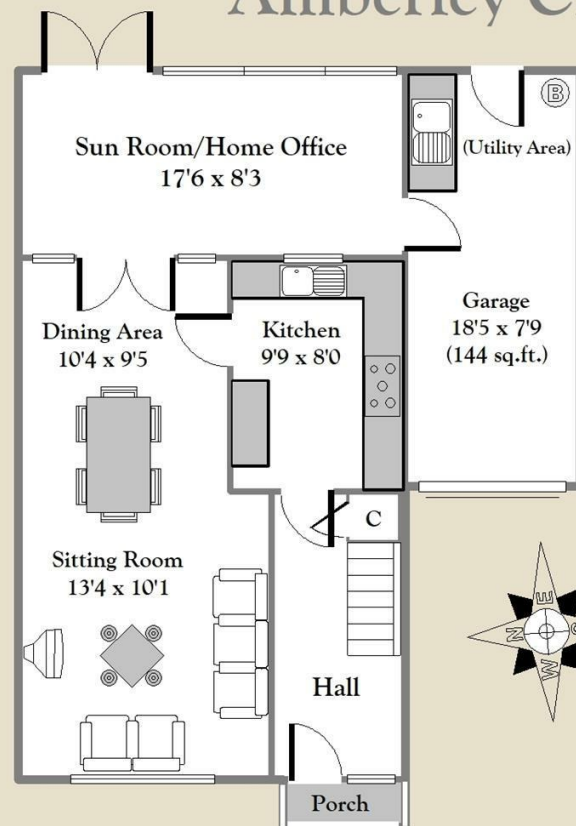
Directions

From the offices of Hillier & Wilson proceed south towards the St. Johns roundabout and then turn left into St. Johns Road. At the next roundabout turn left onto the A339 heading northbound. At the Robin Hood roundabout take the A4 in the direction of Hungerford. At the roundabout by Waitrose take the third exit onto Oxford Road heading for Donnington. Turn first left into Herewood Close and proceed on round to Amberley Close; follow the road to the end, turn left and the property can be found on the left hand side.

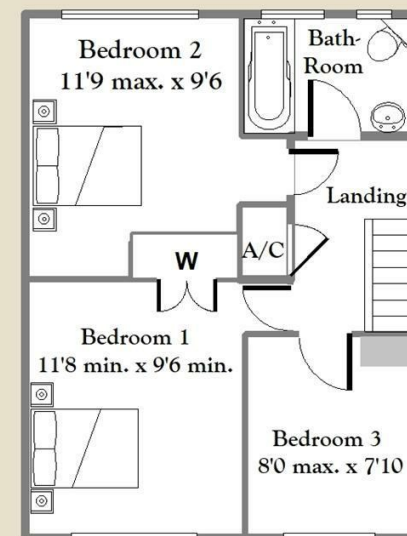




Amberley Close, Newbury



APPROX GROSS INTERNAL
FLOOR AREA 1148 sq.ft.
(106 sq.m) (Including garage)
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.

