

HILLIER & WILSON



Capability Way, Newbury, RG19 8FA

Capability Way Newbury

A beautifully presented four bedroom family home situated in a popular area on the south side of Newbury. The property offers good sized living accommodation whilst other benefits include gas central heating, underfloor heating in the kitchen, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, sitting room, kitchen/breakfast room with French doors onto the garden, utility, cloakroom and access to the garage. Upstairs, there is a principal bedroom with modern en-suite shower room and fitted wardrobes, three further double bedrooms and a modern family bathroom.

Externally there is a low maintenance rear garden which is mainly laid to lawn with mature tree/plant borders, patio seating area and a side access to the front of the property, where is off road parking via driveway. Capability Way is on the south side of Newbury town centre within a stone's throw of Greenham Common which provides great walking routes at all times of the year, whilst also being close to Newbury Retail Park which offers a variety of shops and also Tesco superstore.





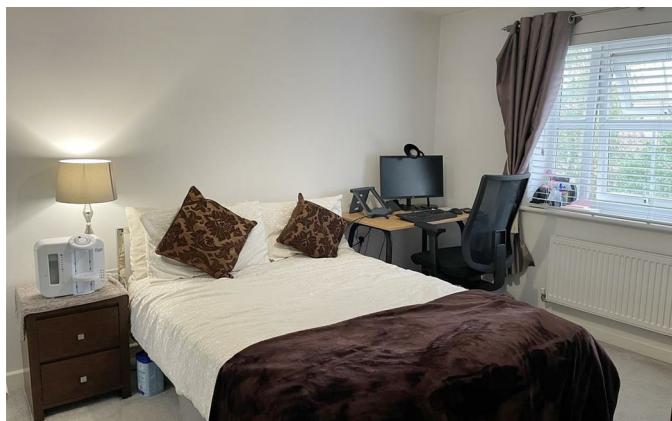
- FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOCATED IN A POPULAR AREA SOUTH OF NEWBURY
- OPEN PLAN KITCHEN-BREAKFAST ROOM
- DRIVEWAY PARKING AND GARAGE
- STONES THROW FROM GREENHAM COMMON

Services:

Mains services are connected
(Service charge applies)

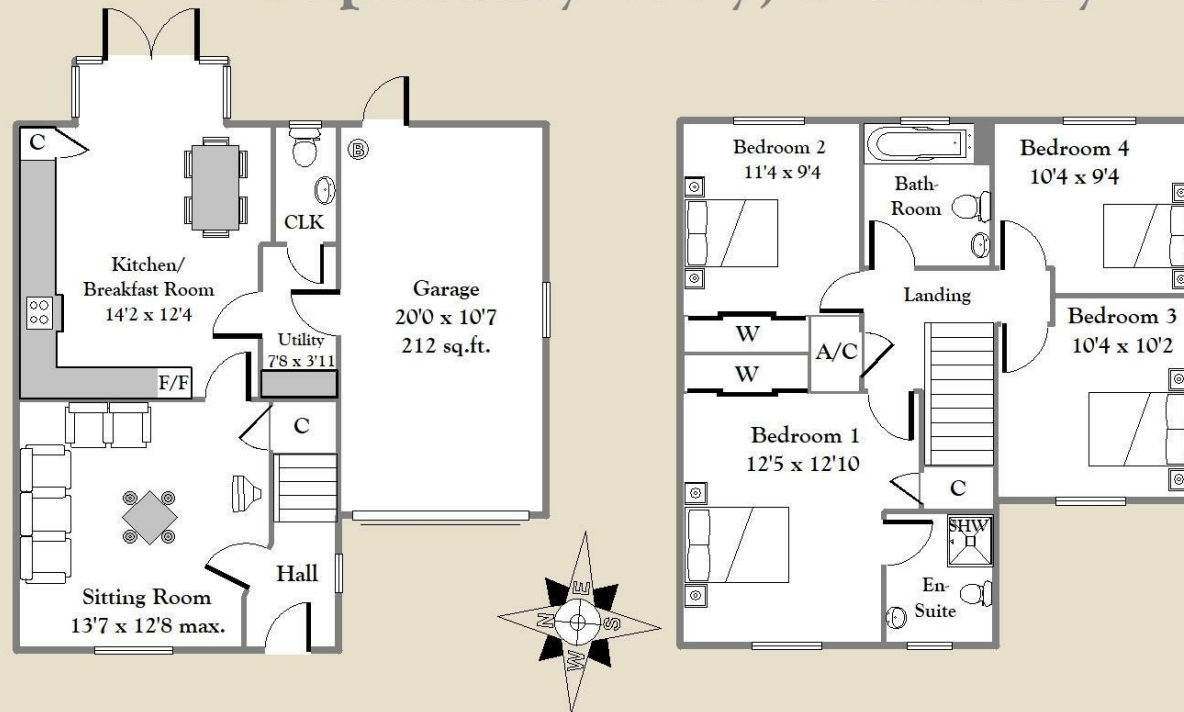
EPC: Rating C
Full results can be sent on request

Council Tax: Band D



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APPROX GROSS INTERNAL FLOOR AREA 1437 sq.ft. (133 sq.m) (Including Garage)
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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