

# HILLIER & WILSON



Andover Road  
(2159 sq.ft)

NT 117



# Andover Road (2159 sq.ft) Newbury Berkshire RG14 6JJ

A substantial four bedroom detached family home located on a sought after residential road on the south side of Newbury. The property offers potential to extend (subject to the usual consents) and sits on a plot of 0.3 acres, whilst other benefits include gas central heating, double glazing, garage and off road parking. The ground floor accommodation comprises porch, entrance hall, cloakroom, sitting room, dining room, office/study, kitchen/breakfast room, utility room, storage and boiler room. Upstairs, there are four double bedrooms (two of which have built-in storage), a bathroom and a shower room. Externally there is an enclosed rear garden which is mainly laid to lawn with mature hedge/tree borders, a vegetable patch and a patio seating area; whilst to the front, there is ample off road parking via driveway. Andover Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded John Rankin and St Barts schools.

**Services:**

Mains services are connected.

**EPC: Rating D**

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

**Council Tax:**

Band F

**Viewing:**

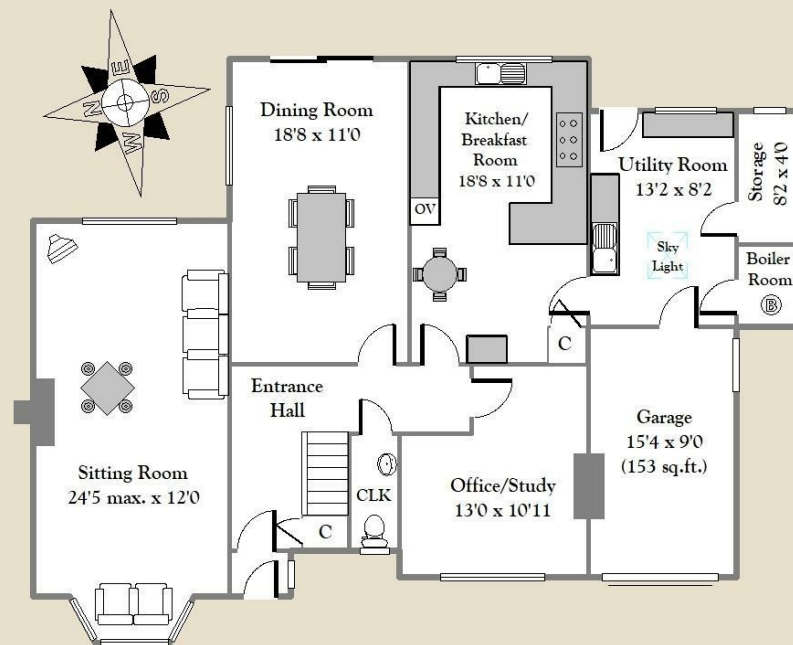
Strictly by confirmed appointment with  
**Hillier & Wilson**  
01635 522044

**Directions**

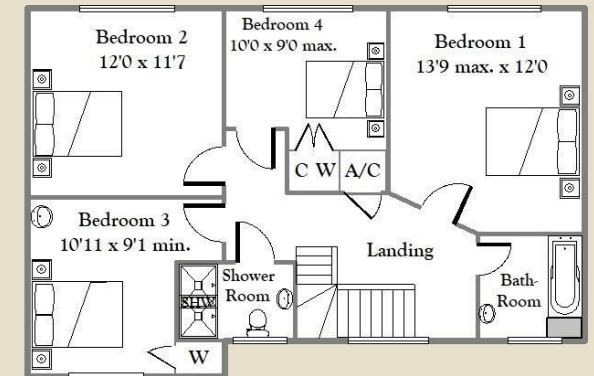
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, the property can be found up on the left hand side.







## Andover Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2159 sq.ft. (200 sq.m) (Including garage) - For identification only - Not to scale - Hillier & Wilson LTD



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.



