

HILLIER & WILSON



Kingsbridge Road, Newbury, RG14 6EA

Kingsbridge Road Newbury

A well-presented three bedroom Edwardian terrace house located on a very popular residential road in South Newbury, within the catchment area of both the highly regarded John Rankin infant and St Bart's secondary schools. The property offers potential to convert the loft (subject to the usual consents) whilst other benefits include gas central heating, enclosed rear garden and potential for off-road parking at the rear. The ground floor comprises porch, hall, sitting room, dining room, kitchen/breakfast room, utility and cloakroom. Upstairs there are two double bedrooms, a further bedroom/study and a family bathroom. Externally there is an enclosed rear garden which is mainly laid to lawn with mature borders and patio areas. To the front of the property there is on street parking. Kingsbridge 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.





- THREE BEDROOM CHARACTER HOME
- WELL-PRESENTED THROUGHOUT
- VERY POPULAR RESIDENTIAL ROAD
- ENCLOSED REAR GARDEN
- ST BARTS SCHOOL CATCHMENT
- SHORT WALK TO NEWBURY TOWN

Services:

Mains services are connected

EPC: Rating D

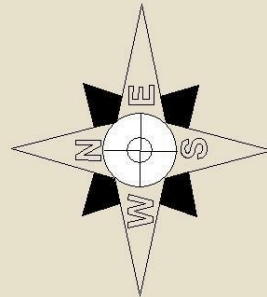
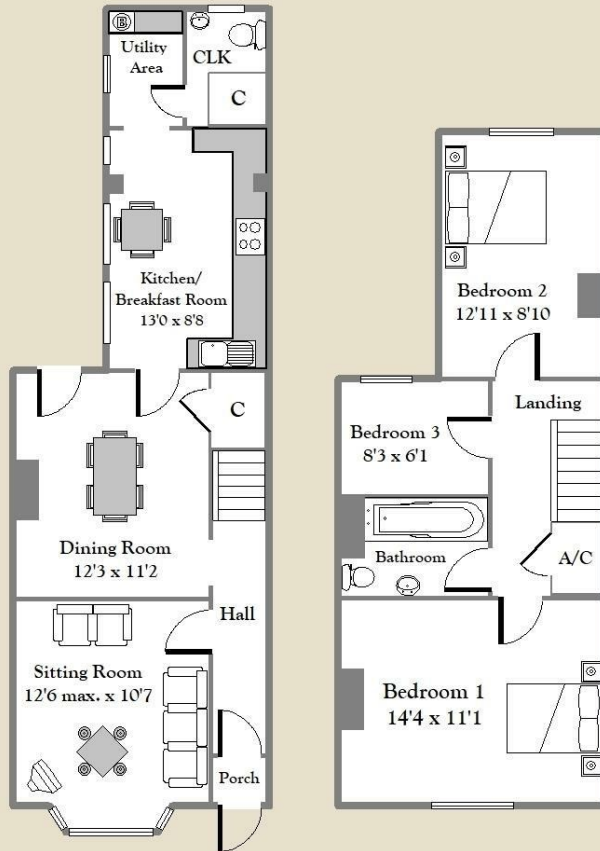
Full results can be sent on request

Council Tax: Band C



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APPROX.GROSS INTERNAL FLOOR AREA 948 sq.ft. (88 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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Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk