

HILLIER & WILSON



Badsworth Gardens  
Newbury

# Badsworth Gardens Newbury Berkshire RG14 6PH

A beautifully presented three bedroom home situated within a prestigious development for Over 55's in the Wash Common area of south Newbury. The property is offered in immaculate condition and benefits from electric underfloor and ceiling heating, double glazing and a garage to the rear. The ground floor comprises entrance hall, utility/cloakroom, sitting room, dining room, garden room and refitted kitchen. Upstairs, there is a principal bedroom with en-suite shower room and built-in wardrobe, a second double bedroom with built-in wardrobes and a bedroom/study. Externally, there is a south facing courtyard garden to the rear, as well as a lawn area to the side with a hedge border. There is access to a garage via the gate to the rear of the courtyard. Badsworth Gardens offers beautifully maintained, landscaped communal gardens and is ideally located within a flat walk of the shops and amenities of Wash Common whilst Newbury town centre and mainline railway station are just a short drive away.

## Services:

Mains services are connected.  
(except gas)  
(Service charges apply)

## EPC: Band C

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

## Council Tax:

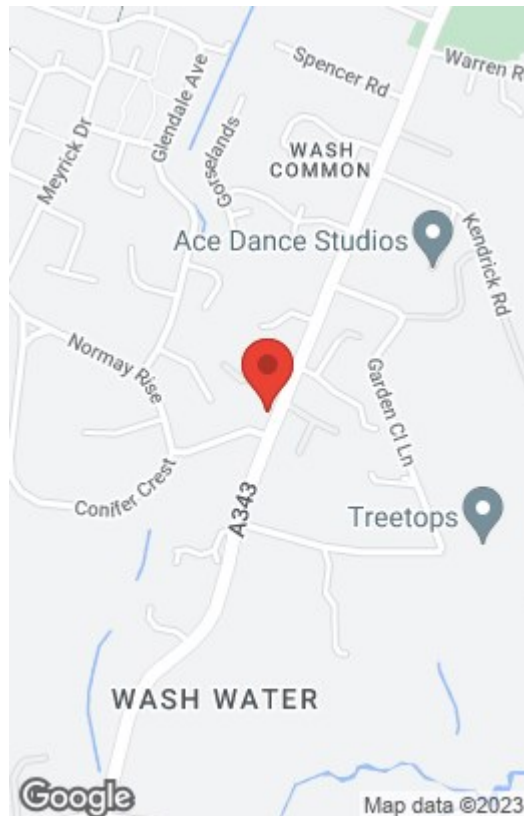
Band E

## Viewing:

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

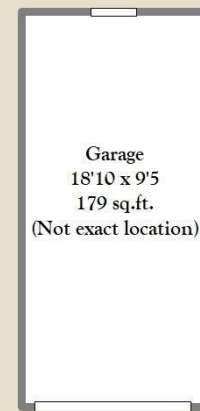
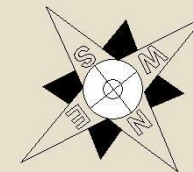
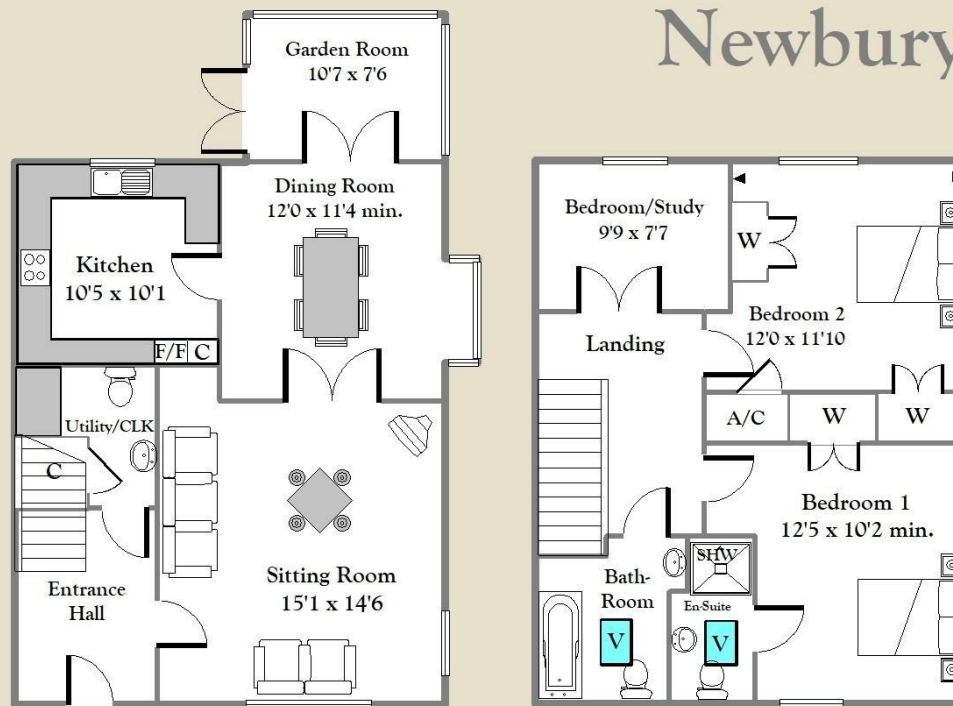
## Directions

From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road carry on until you reach the two mini roundabouts, take the second exit continuing along the Andover Road take the seventh turning on the left into Badsworth Gardens where the property can be found on the right.





# Badsworth Gardens Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1324 sq.ft. (Excluding 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.

