

HILLIER & WILSON



Fidelio
London Road, Newbury

London Road Newbury Berkshire RG14 2BA

A charming three bedroom detached 1930's family home located a short distance from Newbury town centre. The property has potential to extend with current planning permission in place, whilst also boasting a garden measuring in excess of 120ft in length; other benefits include gas central heating, uPVC double glazing and off road parking. The ground floor comprises porch, hall, cloakroom, sitting room, dining room, kitchen, utility/boot room and a conservatory with access out onto the garden. Upstairs there are two double bedrooms, a further bedroom and modern family bathroom. Externally, there is an enclosed south facing rear garden which is mainly laid to lawn with mature tree/hedge borders, a covered stoned seating area with pond and a patio area; whilst to the front, there is off road parking via driveway. Fidelio is located to the north east of Newbury but well within easy reach of Newbury town centre and all local amenities, including a wide variety of shops, restaurants, leisure facilities, Corn Exchange and Watermill theatres plus highly regarded schools for all ages both state and private. Newbury also has a main line railway with direct rail links to London and excellent road communications with easy access to the A4, A34 and M4 at junction 13.

Services:

Mains services are connected.

EPC: Rating D

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

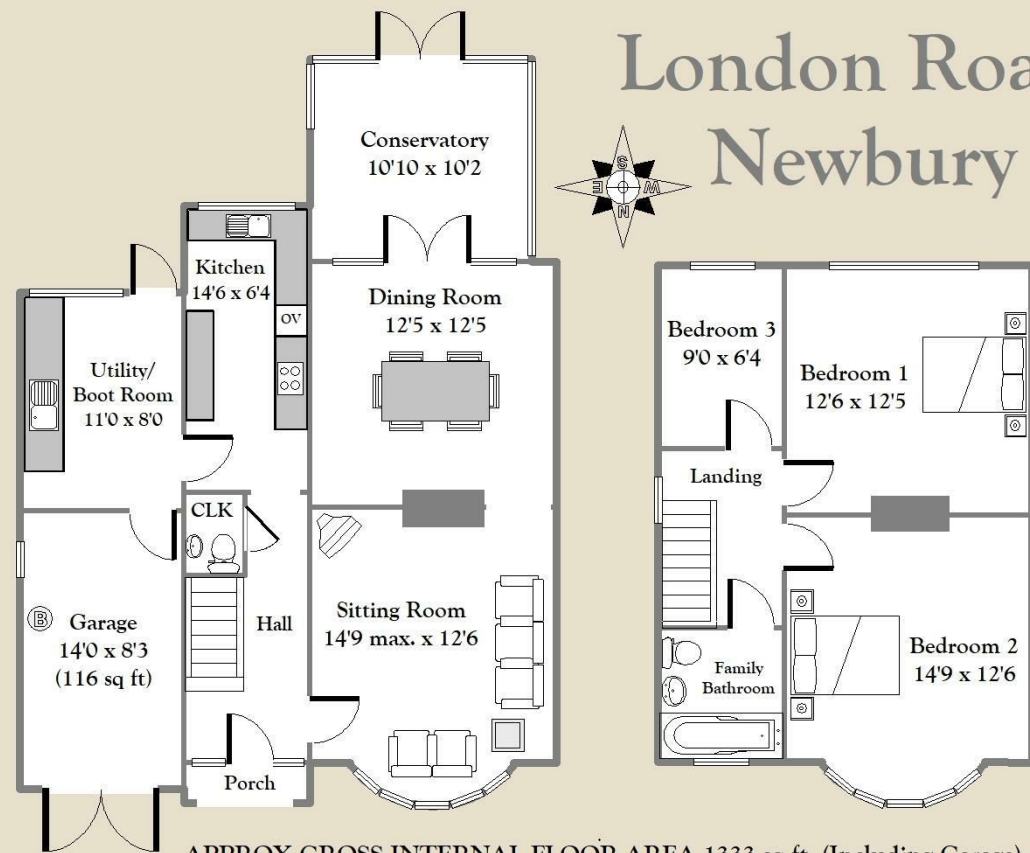
Directions

From the Robin Hood interchange follow the A4 towards Thatcham/Reading pass through the first set of traffic lights. Pass the Mercedes garage on the right and the take the next turning on your right onto a track running along side the London road and the property is on the right.





London Road Newbury



APPROX.GROSS INTERNAL FLOOR AREA 1333 sq ft. (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.

