

HILLIER & WILSON



Falkland Drive, Newbury, RG14 6JQ

Falkland Drive Newbury

A charming two bedroom detached bungalow located in a sought-after cul-de-sac on the south side of Newbury. The property is available with vacant possession and benefits from solar power, gas central heating, uPVC double glazing, off road parking and garage. The accommodation comprises entrance porch, hall, sitting room with French doors onto the garden, kitchen/breakfast room, double bedroom with walk-in wardrobe, a further double bedroom and a bathroom with separate shower. Externally there is a well-maintained south westerly facing rear garden which is mainly laid to lawn with mature borders, patio seating areas and a raised decked area. To the front of the property there is off road parking via driveway and access to the garage. Falkland

Drive is a very popular road due to the convenient location close to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER CUL-DE-SAC LOCATION
- DRIVEWAY PARKING & GARAGE
 - WELL MAINTAINED REAR GARDEN
- SHORT WALK FROM NEWBURY TOWN
 - NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating C

Full results can be sent on request

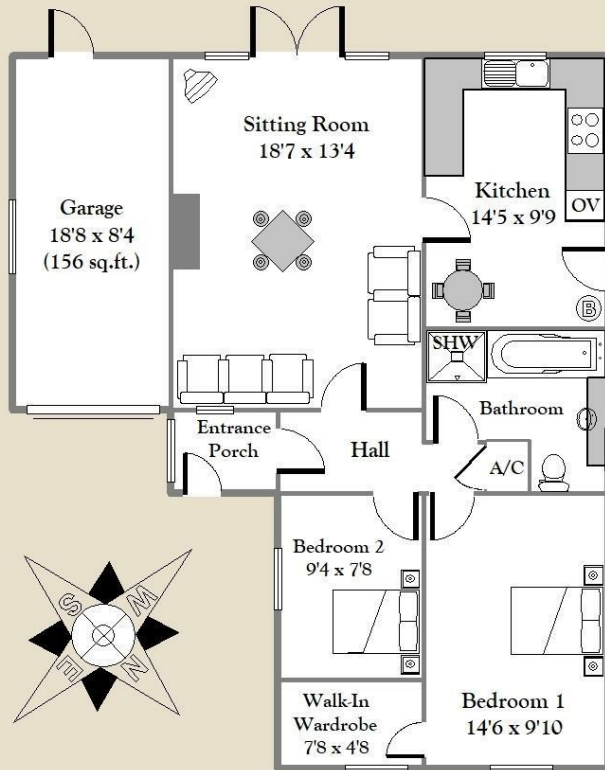
Council Tax: Band E



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**APPROX GROSS INTERNAL
FLOOR AREA 870 sq.ft.
(80 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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