

HILLIER & WILSON



Priory Road
South Newbury

Priory Road Newbury Berkshire RG14 7QS

A substantial five bedroom detached family home located in a sought after residential road on the south side of Newbury. The property offers versatile living accommodation, whilst other benefits include gas central heating, uPVC double glazing and south westerly facing rear garden. The ground floor comprises entrance hall, cloakroom, sitting room, dining room, living area, study area, utility area and kitchen. Upstairs, there are two double bedrooms both with en-suite shower rooms and built-in wardrobes, two further double bedrooms (one of which has a built-in wardrobe and cupboard), a further bedroom and a family bathroom. Externally is a well-maintained garden which wraps round the property and is mainly laid to lawn with a shed on an elevated position, a walled patio seating area; and driveway providing ample off road parking. Priory Road is very conveniently 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.

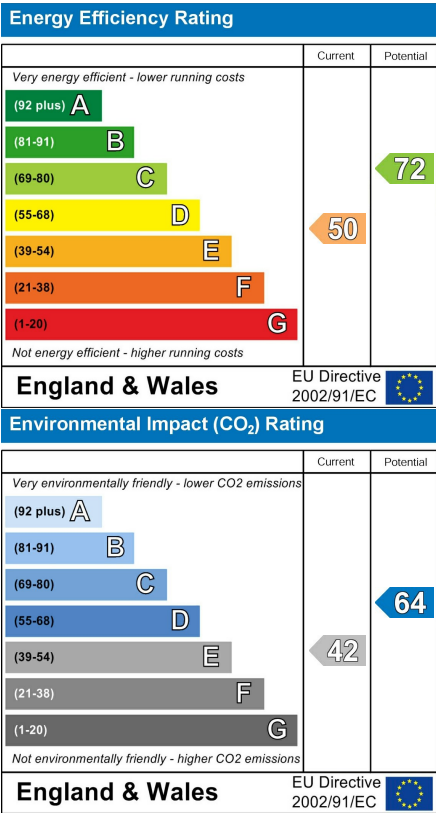
Services:
Mains services are connected.

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

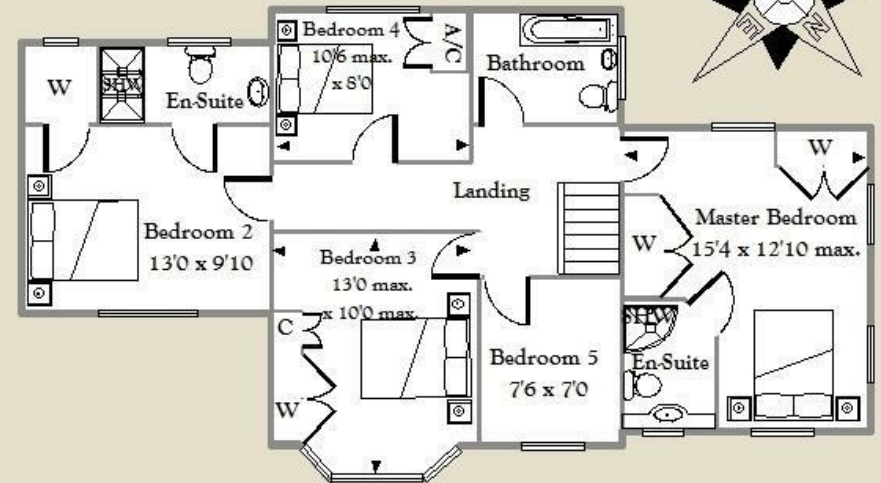
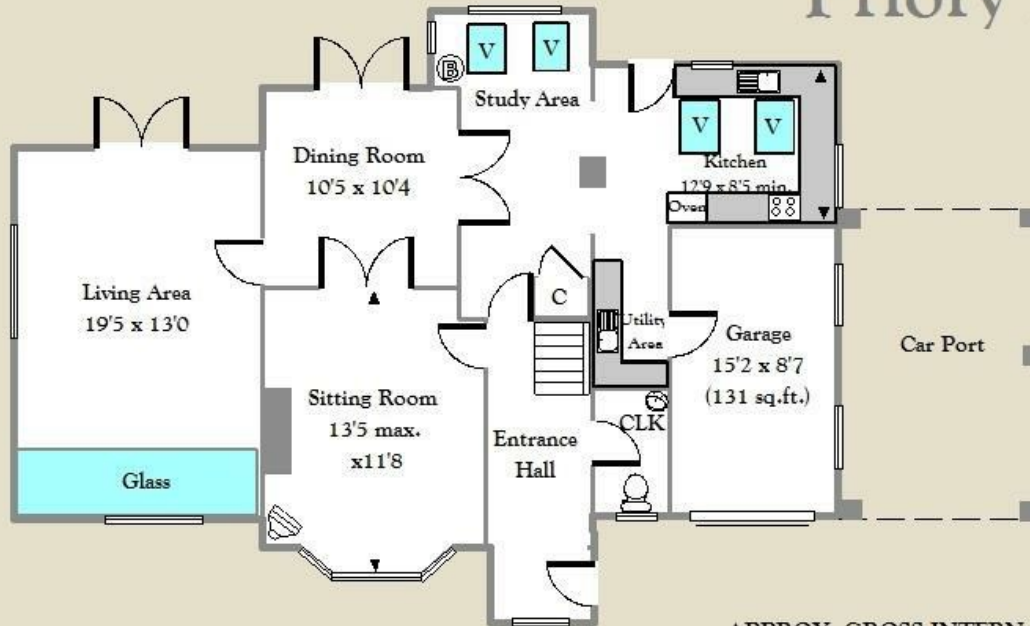
Council Tax:
Band E

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

Directions
From Hillier & Wilson offices proceed south to the roundabout and continue straight over into Newtown Road. Take the second left into Priory Road and the property will be found on the right hand side



Priory Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1942 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.

