

# HILLIER & WILSON



Old College Road, Newbury, RG14 1TB

## Old College Road, Newbury

An immaculately presented four bedroom townhouse that has been completely modernised throughout and is situated within a popular development on the north side of Newbury that provides easy access to the town centre. The property has been completely re-fitted to a high specification and is now the perfect layout for a family while other benefits include off-road parking via a driveway and garage (with roof storage), electric charging point, gas central heating and uPVC double glazing. The ground floor comprises of an entrance hall, a stunning open plan kitchen/breakfast/dining room and a downstairs cloakroom. On the first floor is a sitting room, study and a double bedroom while on the third floor is the principle bedroom complete with ensuite shower room and built-in wardrobe, two further bedrooms (both with built-in wardrobes) and a family bathroom. Externally, there is an established garden to the rear that is mainly laid to lawn with a gravel seating area. Old College Road is conveniently located near to Waitrose and is a short walk from the shops and restaurants of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour; it also has excellent road communications with easy access to the A34 and M4.



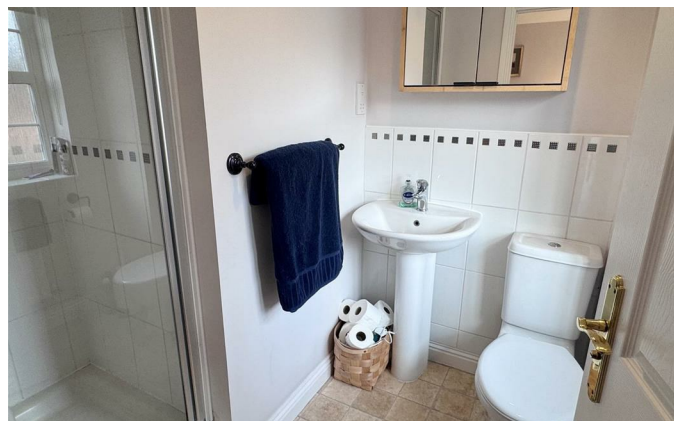


- IMMACULATE FOUR BEDROOM TOWN HOUSE
- MODERNISED THROUGHOUT
  - STUNNING OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM
  - HIGHLY SOUGHT AFTER DEVELOPMENT IN NORTH NEWBURY
- OFF-ROAD PARKING AND GARAGE (WITH ROOF STORAGE)
- CLOSE TO TOWN CENTRE AND WAITROSE

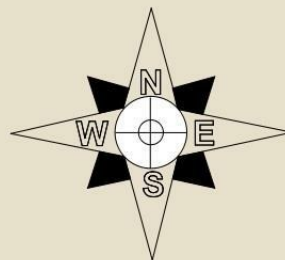
Services:

Mains services are connected  
(Service Charge Applies)

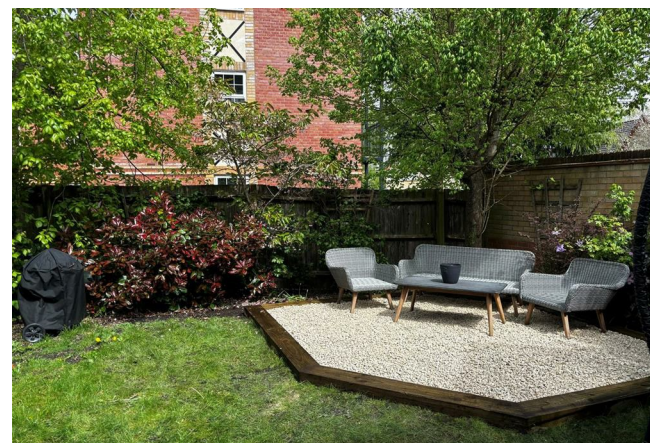
EPC Rating: TBC  
Full results can be sent on request



# Old College Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1564 sq.ft (145 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.

HILLIER & WILSON

Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE

Tel: 01635 522044

Email: [sales@HillierandWilson.co.uk](mailto:sales@HillierandWilson.co.uk)