

# HILLIER & WILSON

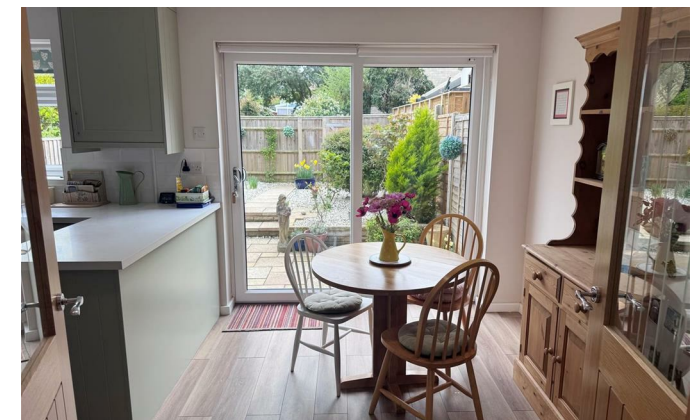


Amberley Close, Newbury, RG14 1PZ

## Amberley Close, Newbury

An immaculate three-bedroom home that has been recently renovated throughout, located to the north of Newbury town centre on a quiet cul-de-sac close to the highly sought-after Donnington Village. The property offers an impressive open-plan kitchen/dining room with access to a gorgeous low maintenance south-face garden ideal for entertaining guests, other benefits include uPVC double glazing, gas central heating, off-street parking and detached garage. The ground floor comprises of a welcoming entrance hall, spacious sitting room and kitchen/diner to the rear of the property. Upstairs offers a family bathroom, two double bedrooms and a further versatile bedroom/home office. Amberley Close offers perfect opportunities for either a young family looking to get on the property ladder or those looking to downsize. Its proximity to the town centre and local amenities, such as Waitrose supermarket, mainline railway station providing direct links to London Paddington in less than an hour, provides the ideal location.

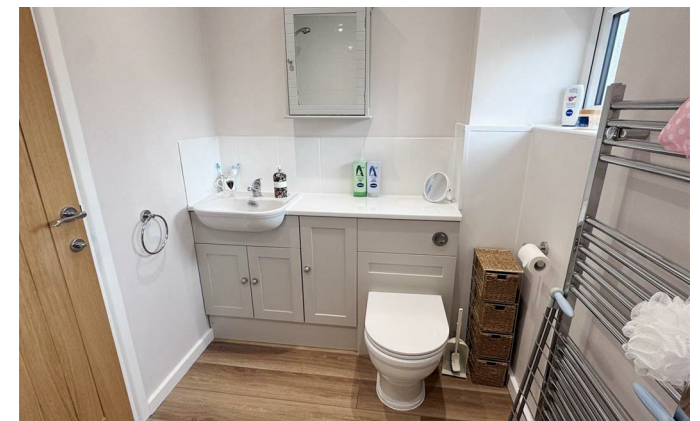
\*\*NO ONWARD CHAIN\*\*



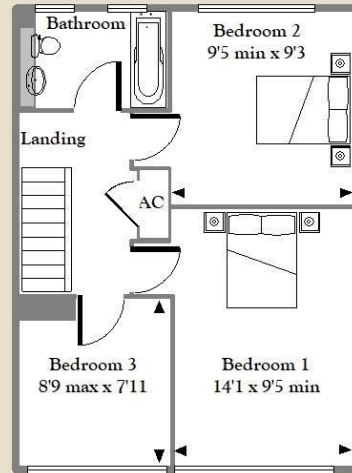
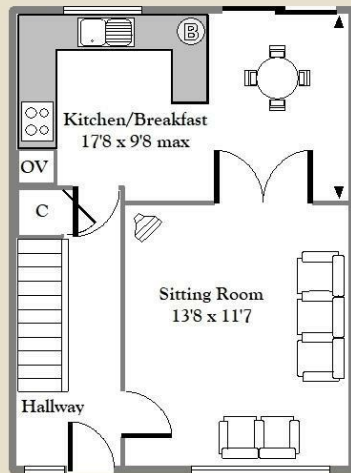


- IMACULATELY PRESENTED THREE BED FAMILY HOME
- RENNOVATED THROUGHOUT
- OPEN PLAN KITCHEN DINING ROOM
- OFF STREET PARKING VIA DRIVEWAY AND DETACHED GARAGE
- SOUTH FACING PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO LOCAL AMENITIES
- WALKING DISTANCE TO TOWN CENTRE
- **\*\*NO ONWARD CHAIN\*\***

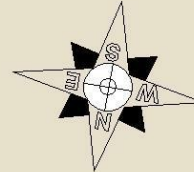
Services: Mains services are connected  
EPC Rating: C Full results can be sent on request  
Council Tax Band: C



# Amberley Close, Newbury



Garage in nearby block  
(142 Sq.ft)



APPROX GROSS INTERNAL FLOOR AREA 820 SQ.FT ( 76 sq.m) (Excluding 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.