

HILLIER & WILSON



Rectory Close, Newbury, RG14 6DF

Rectory Close Newbury

A well-presented five bedroom 1930's extended family home located in a highly desirable residential road on the south side of Newbury that falls within the catchment area of both St Johns, St Nicholas, and St Barts school. The property is neighbouring City Playground which is ideal for dog walking and child's play, whilst other benefits include spacious living accommodation, gas central heating, uPVC double glazing, off road parking and a garage. The ground floor comprises entrance hall, cloakroom, sitting room, family room, kitchen/breakfast/dining room with French doors out onto the garden and a utility room with larder. Upstairs there are five bedrooms (one of which has built-in wardrobes) a family bathroom and a separate shower room. Externally there is a private and enclosed rear garden which is mainly laid to lawn with mature hedge and plant borders, patio seating area and summer house. There is off road parking via driveway to the front of the property and also a garage to the rear with parking in front. Rectory Close is ideally located just a short walk from the mainline railway station and town centre offering a variety of shops, restaurants and access to Victoria Park.





- FIVE BEDROOM 1930'S FAMILY HOME
- DESIRABLE RESIDENTIAL ROAD IN SOUTH NEWBURY
- ST JOHNS/ST NICKS & ST BARTS SCHOOL CATCHMENT AREA
- SPACIOUS LIVING ACCOMODATION
 - NEIGHBOURING CITY PLAYGROUND
- JUST A SHORT WALK TO THE TOWN CENTRE

Services:

Mains services are connected

EPC: Rating D

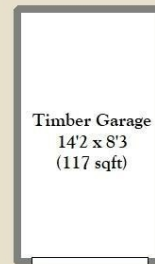
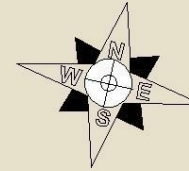
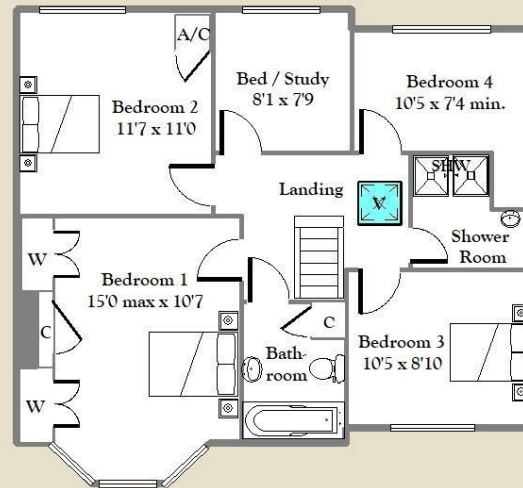
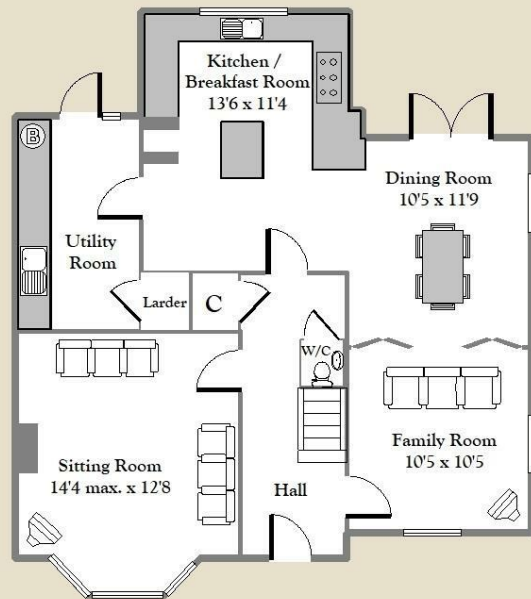
Full results can be sent on request

Council Tax:

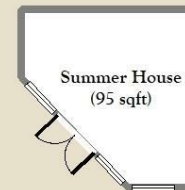
Band D



Rectory Close, Newbury



(Not Exact Location)



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APPROX. GROSS INTERNAL FLOOR AREA TOTAL: 1485 sq.ft - (Excluding Summer House and Timber Garage)
For Identification Only - Not To Scale - Hillier & Wilson LTD



HILLIER & WILSON

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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.

