

HILLIER & WILSON



Salcombe Road, Newbury, RG14 6EB

Salcombe Road Newbury

A beautifully presented four bedroom characterful family home located in a sought after residential road on the south side of Newbury within the catchment area of the highly regarded John Rankin and St Barts schools. The spacious living accommodation is arranged over three floors and benefits from gas central heating, double glazing, off road parking and garage/workshop to the rear of the property. The ground floor comprises hall, sitting room, snug with log burner, study, stunning kitchen/dining room, utility and cloakroom. On the first floor there is a double bedroom with en-suite shower room and fitted wardrobe, two further double bedrooms and a family bathroom. On the top floor is the principal suite with en-suite bathroom with separate shower, and fitted wardrobes. Externally there is a manicured westerly facing rear garden which is mainly laid to lawn with mature borders and both decked and stoned seating areas. To the rear there is off road parking along with access to the garage/workshop, whilst to the front of the property there is on street parking available. Salcombe Road is very conveniently located within a flat walk of Newbury town centre which offers a host of shops, cafes and restaurants and also picturesque walks along the Kennet & Avon canal. The mainline railway station is also close by, offering regular direct links to London Paddington taking less than an hour.





- FOUR BEDROOM CHARACTER FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- POPULAR RESIDENTIAL ROAD IN SOUTH NEWBURY
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- OFF ROAD PARKING & GARAGE/WORKSHOP

Services:

Mains services are connected

EPC: Rating D

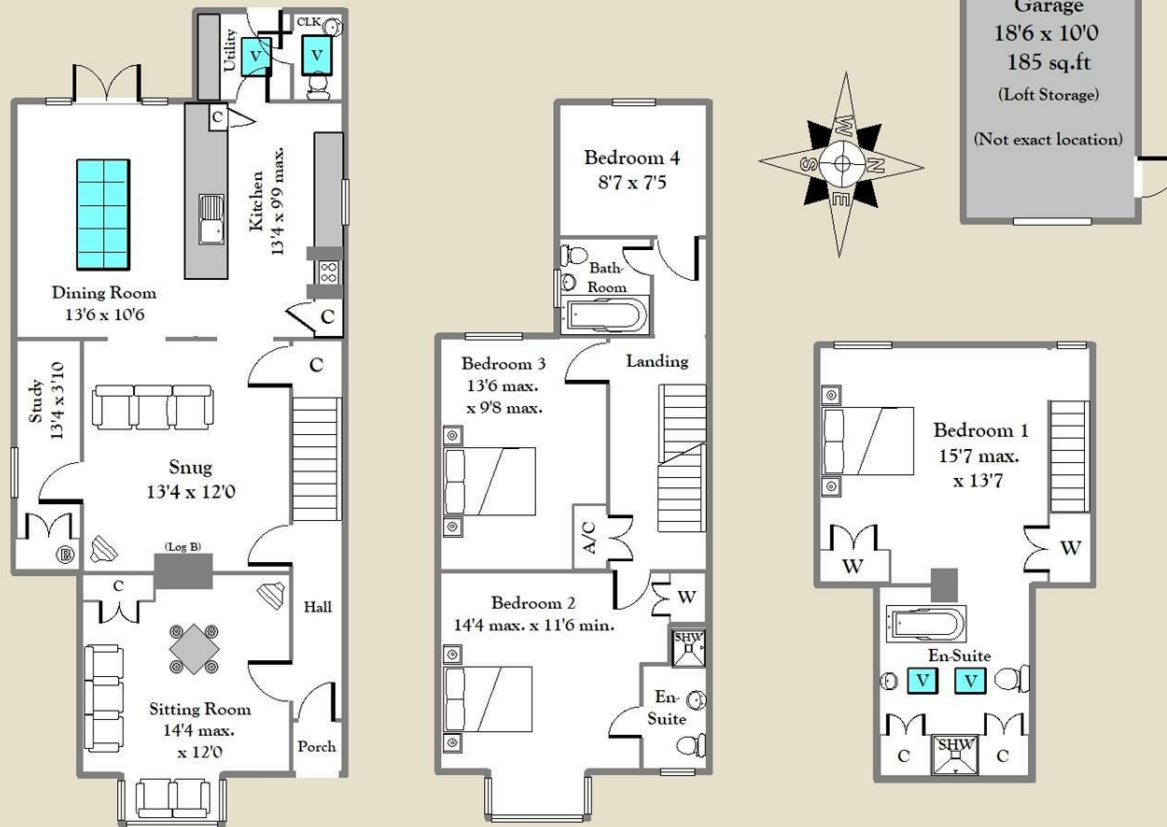
Full results can be sent on request

Council Tax: Band D



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APPROX GROSS INTERNAL FLOOR AREA 1653 sq.ft. (153 sq.m)
(Excluding Garage) - For identification only - Not to scale - Hillier & Wilson LTD



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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.

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