

HILLIER & WILSON



Northern Avenue  
(976 sq.ft)



# Northern Avenue (976 sq.ft) Donnington Newbury Berkshire

A well-presented three bedroom family home located in the sought after area of Donnington. The property is not far from the town centre and also a short walk from Vodafone HQ whilst other benefits include gas central heating, uPVC double glazing and off road parking. The ground floor comprises entrance hall, W.C, sitting room with log burner and a kitchen/breakfast room with larder cupboard. Upstairs there are three bedrooms (both of which have built-in cupboards) and a family bathroom. Externally, there is an enclosed rear garden which is mainly laid to lawn with a mature flower bed border to the left hand side; whilst to the front of the property, there is off road parking via driveway. Northern Avenue is conveniently located for Newbury town centre and has good nearby road links including the A34 and M4.

## Services:

Mains services are connected.

## EPC: Rating C

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

## Council Tax:

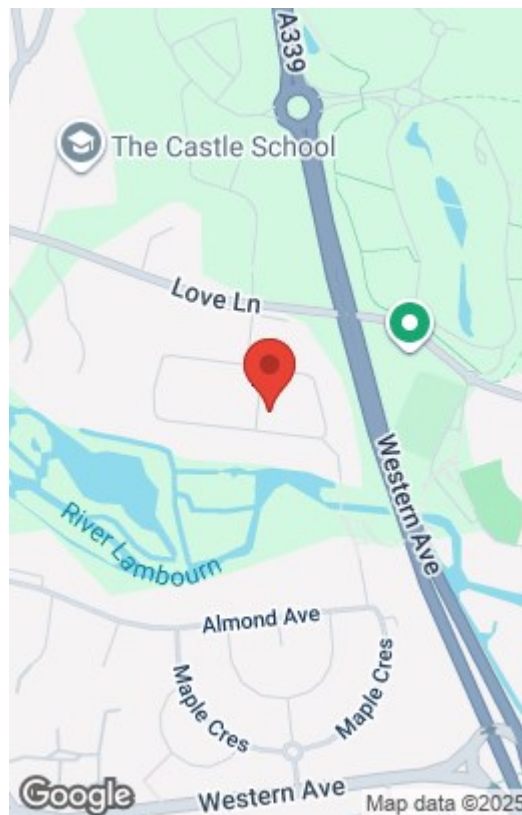
Band C

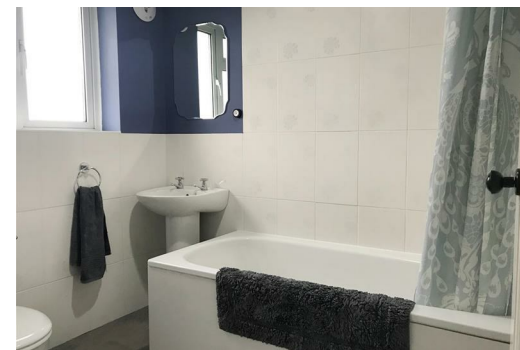
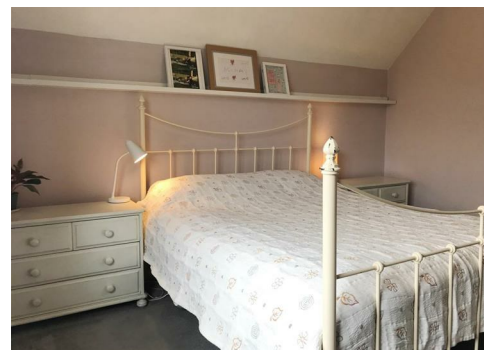
## Viewing:

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

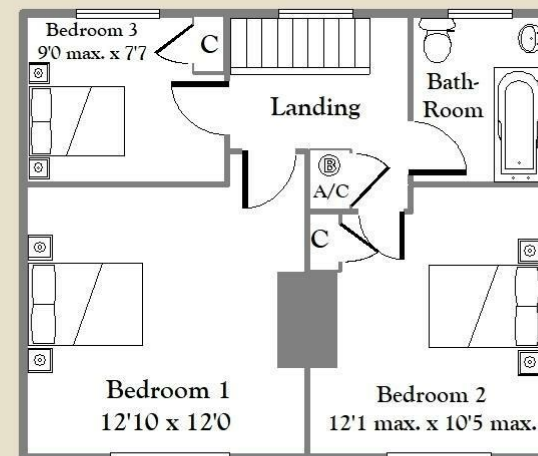
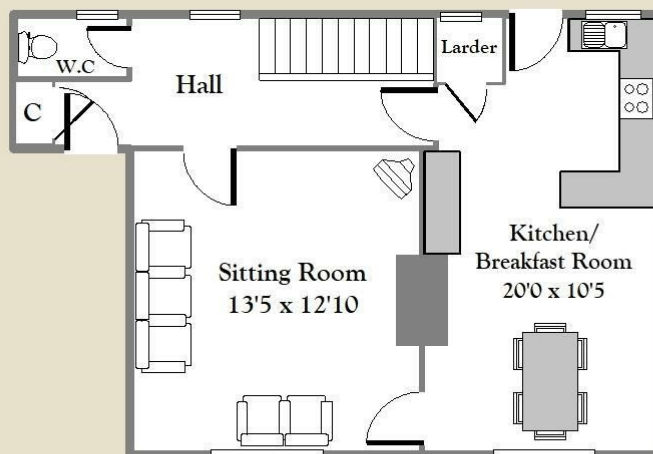
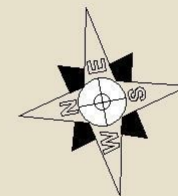
## Directions

From Hillier & Wilson offices proceed south toward the St Johns Roundabout and left onto St Johns Road. At the next roundabout turn left onto the A339 heading north at the A4/A339 interchange take the left hand slip road towards Hungerford at the next roundabout take the 3rd exit onto the B00494. Follow the road past the speed camera then take the right onto Love Lane, proceed along this road and take the first right into Northern Avenue; proceed straight ahead and eventually the property can be found on the left hand side.





# Northern Avenue, Donnington



APPROX GROSS INTERNAL FLOOR AREA 976 sq.ft. (90 sq.m) - 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.



