



HILLIER & WILSON

TER ROAD

Gloucester Road  
South Newbury



# Gloucester Road Newbury Berkshire RG14 5JJ

A turn of the century three bedroom detached family home located in the popular Westfields area of south Newbury, just a stone’s throw from the town centre. The property offers the potential to extend and convert the loft (subject to the usual consents), whilst other benefits include high ceilings, gas central heating and uPVC double glazing. The spacious accommodation comprises porch, entrance hall, downstairs cloakroom, sitting/dining room, family room with multi fuel burner and fitted kitchen. Upstairs, there are three double bedrooms, a large airing cupboard and a family bathroom. Externally, the property has a south facing rear garden which is mainly laid to lawn with mature flower bed borders and a large sandstone patio seating area, whilst to the rear of the property, is a double garage and off road parking. Gloucester Road is ideally located just a short walk from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

**Services:**  
Mains services are connected.

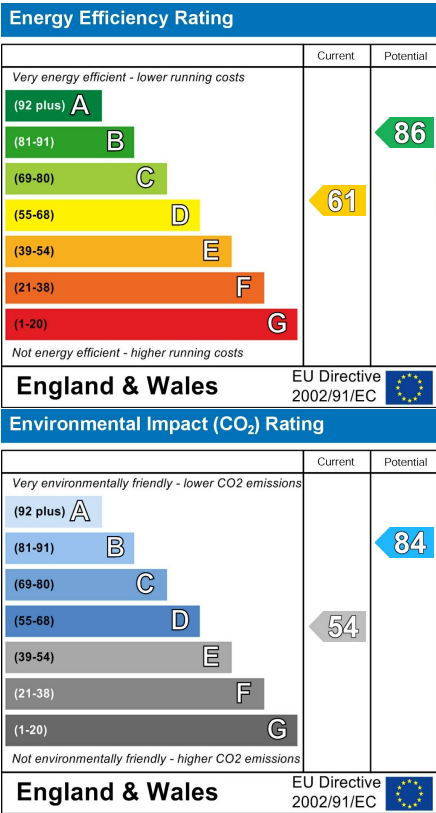
**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**  
Band E

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

**Directions**

From Hillier & Wilson offices turn left along Bartholomew Street heading as if going to the town centre, turn left at the small mini roundabout leading in to Craven Road, carry on half way and take the first right onto Blenheim Road and take first left onto Gloucester Road and the property is on the left.

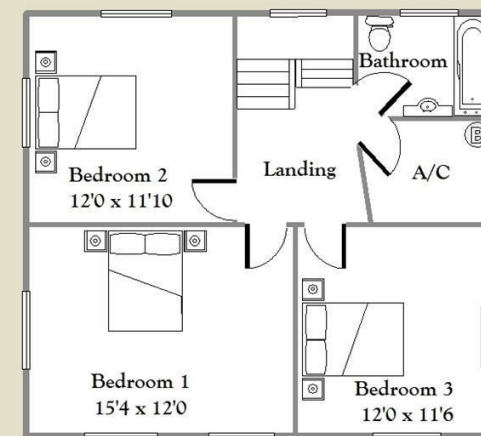
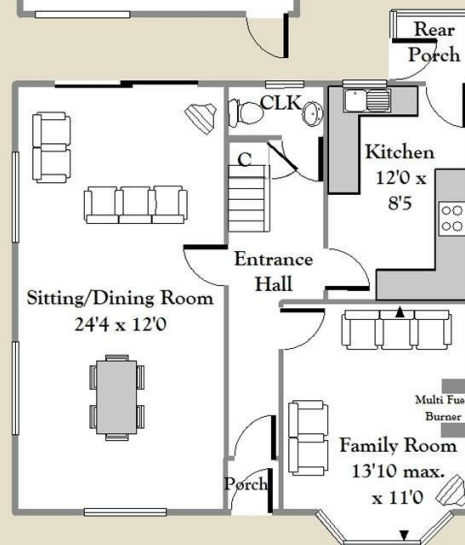
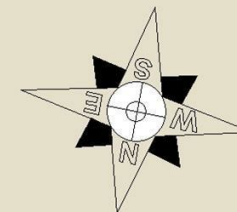






Garage  
15'9 x 15'7  
(Not Exact Location)  
(247 sq.ft.)

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APPROX GROSS INTERNAL FLOOR AREA 1333 sq.ft. (Excluding Garage)  
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.



