

# HILLIER & WILSON



Andover Road, Newbury, RG14 6PQ



## Andover Road, Newbury

A well-presented three bedroom home located in an exclusive development for over 55's on the south of side of Newbury. The property benefits from stunning gardens, gas central heating, double glazing and a garage in a block.

The ground floor comprises entrance hall, cloakroom/utility room, sitting room, kitchen, dining room and sun room. The first floor has a double bedroom with en-suite bathroom, built-in wardrobe and access out onto a balcony and a further double bedroom with en-suite shower room and built-in wardrobe. On the top floor, there is a principal bedroom with en-suite shower room and eaves storage. Externally, there is a small courtyard patio area and then access onto beautifully maintained, landscaped communal gardens. There is also a garage in a block and parking in front. Copperbeech Place is situated in a gated development and is within a flat walk of the shops and amenities of Wash Common whilst Newbury town centre and mainline railway station are just a short drive away. NO ONWARD CHAIN







- THREE BEDROOM HOME
- OVER 55'S DEVELOPMENT
- LOCATED ON THE ANDOVER ROAD
- GATED ENTRANCE
- STUNNING COMMUNAL GARDENS
- NO ONWARD CHAIN

Services:  
Mains services are connected

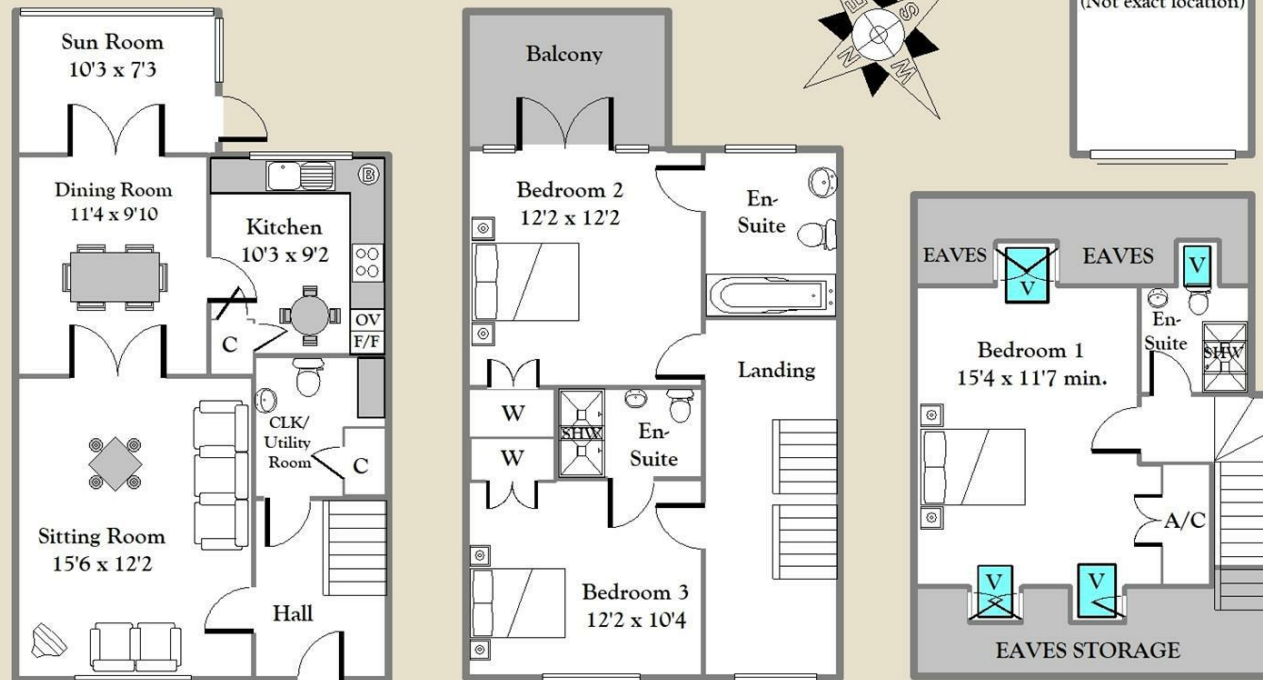
EPC: Rating C  
Full results can be  
sent on request

Council Tax:  
Band E





# Copperbeech Place, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1575 sq.ft. (146 sq.m) (Excluding Balcony & 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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