

HILLIER & WILSON

Fifth Road  
Newbury



## Fifth Road Newbury Berkshire RG14 6DP

A well-presented three bedroom detached family home located in a sought after area on the south side of Newbury. The property offers versatile living accommodation and benefits from gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, office, sitting room with log burner, kitchen/breakfast room, boot room, utility and cloakroom. On the first floor there are three double bedrooms (two of which have built-in wardrobes) and a family shower/bathroom. Externally there is a well-kept south easterly facing rear garden which is mainly laid to lawn with mature flower bedroom borders and a patio seating area; whilst to the front of the property, there is ample off road parking via driveway behind five-bar gates. Fifth Road falls within the catchment area of the highly regarded St. Barts school and is ideally located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. There are also excellent road communications with easy access to the A4, A34 and M4 at junction 13.

**Services:**

Mains services are connected.

**EPC: Rating C**

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**

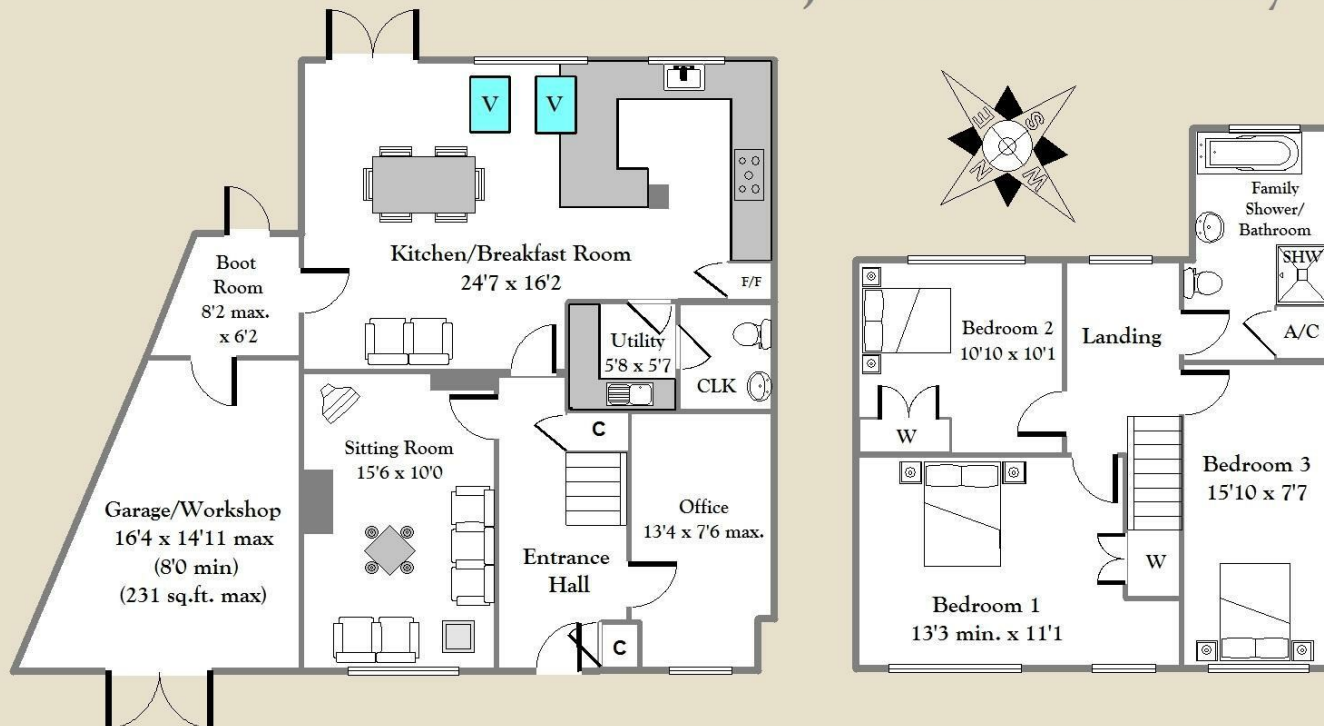
From Hillier & Wilson offices turn right onto Pound Street, proceed onto Enborne Road past The Lamb public house, turn left onto Buckingham Road and at the mini roundabout turn right onto Fifth Road. Proceed straight ahead and the property can be found on the left hand side just before Oaken Grove.







# Fifth Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1430 sq.ft (Excluding Garage/Workshop) - 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.



