

HILLIER & WILSON



Kimbers Drive  
Newbury



# Kimbers Drive Speen Newbury Berkshire RG14 1RQ

A charming one bedroom detached former stable located in the sought after area of Speen on the north side of Newbury. The property benefits from a large loft space which has been part converted, whilst other benefits include gas combi central heating, uPVC double glazing and ample off road parking via driveway. The ground floor comprises entrance hall, wet room, sitting room, kitchen and a double bedroom with built-in wardrobes. There is also potential to fully convert the loft (subject to the usual consents). Externally, there is a lawn area and also ample off road parking via driveway. Speen Lane sits within a conservation area and is very conveniently located within walking distance of Waitrose supermarket and Newbury town centre, whilst offering excellent road links nearby, including the A34 and M4 at Junction 13. NO ONWARD CHAIN

## Services:

Mains services are connected.

## EPC: Rating D

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

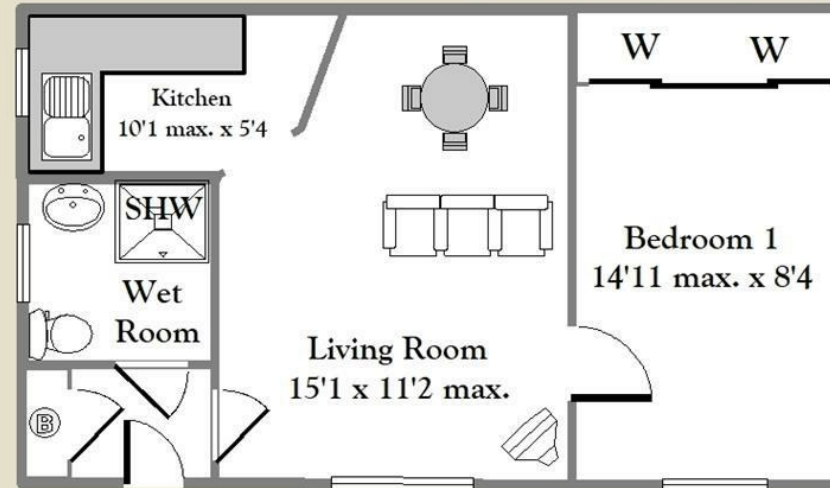
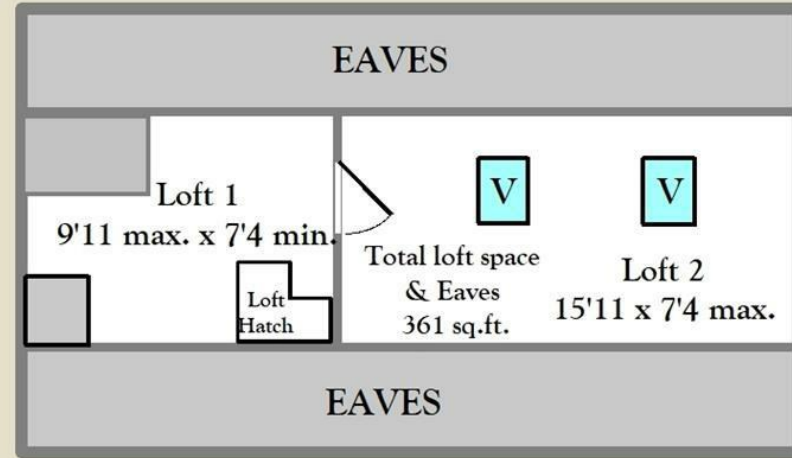
## Directions

From Hillier & Wilson offices head south on Bartholomew Street towards Pound Street, continue onto Newtown Road, at the roundabout, take the first exit onto St Johns Road, at the next roundabout take the first exit onto Greenham Road & continue to follow this road until you approach a slight left turn into London Road, go through one roundabout and take the second exit onto Oxford Street, at the following roundabout, take the first exit onto Old Bath Road, then turn left into Speen Lane and the property can be found towards the end on the left hand side.





## Kimbers Drive, Newbury



APPROX.GROSS INTERNAL FLOOR AREA 400 sq.ft. (37.2 sq.m)

Total Loft Space & Eaves - 361 sq.ft. (33 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.



Field nearby

