

# HILLIER & WILSON



*Hill Crest, Falkland Drive, Newbury, RG14 6JQ*



## Falkland Drive Newbury

A two bedroom detached bungalow located in a sought-after cul-de-sac on the south side of Newbury. The property is in need of modernisation and has the potential to convert the loft (subject to the usual consents), whilst other benefits include gas central heating, double glazing, off road parking and garage with roof storage. The accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, double bedroom with en-suite shower/dressing room, further double bedroom and a family bathroom. Externally there is an enclosed south westerly facing rear garden which is mainly laid to lawn with mature hedges, shrubs and flower beds and a patio area. To the front of the property there is off road parking via driveway and access to the garage which has a generous roof storage facility. Falkland Drive is a very popular road due to the convenient location close to Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

NO ONWARD CHAIN







- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER CUL-DE-SAC LOCATION
- IN NEED OF MODERNISATION
- POTENTIAL TO CONVERT THE LOFT (STTC)
- GARAGE WITH GENEROUS ROOF STORAGE
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating E

Full results can be sent on request

Council Tax: Band E



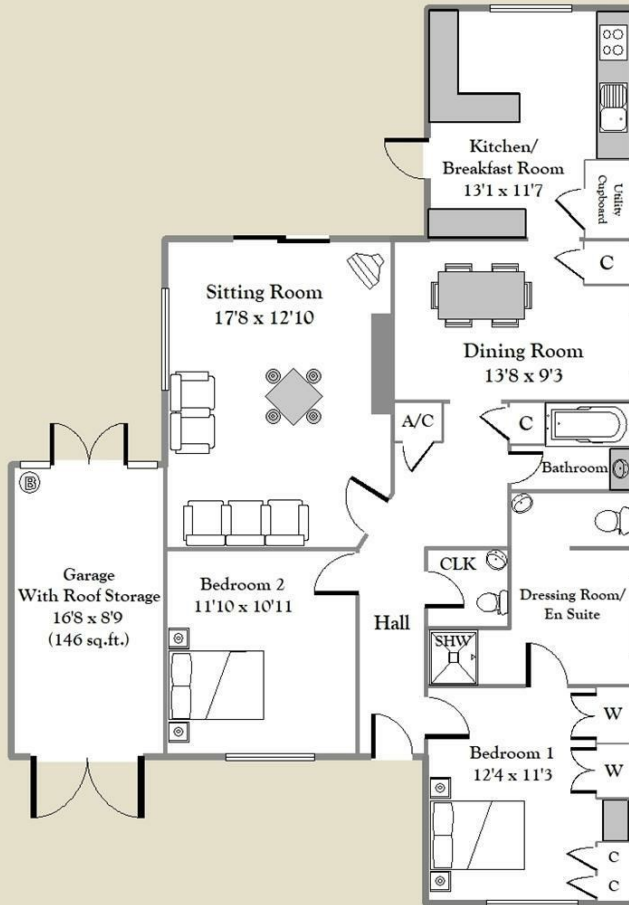
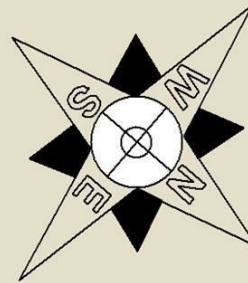


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# HILL CREST

## Falkland Drive, Newbury



APPROX.GROSS  
INTERNAL FLOOR AREA 1252 sq.ft.  
(Excluding Garage)  
For indentification only - Not to scale  
Hillier & Wilson LTD



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.

HILLIER & WILSON

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