

HILLIER & WILSON



Salcombe Road
Newbury

Salcombe Road Newbury West Berkshire RG14 6ED

A charming older style three bedroom semi-detached family home, located on a popular residential road in South Newbury, close to the town centre and mainline railway station. The property is within the catchment area of the highly regarded St. Bart's school, whilst other benefits include uPVC double glazing, gas central heating, large garage, off road parking and potential to convert the loft (subject to the usual consents). The ground floor comprises porch, entrance hall, sitting room with bay window and fireplace, kitchen/breakfast room, conservatory and store room. Upstairs there are two double bedrooms (one of which has a fitted wardrobe) a further bedroom and a family bathroom. Externally the property has an enclosed rear garden which is mainly laid to lawn with mature plants and shrubs; there is also a garage at the bottom of the garden and the off road parking is accessed at the rear of the property. Salcombe Road is very conveniently located within a flat walk of Newbury town centre which offers a host of shops, cafes and restaurants and also picturesque walks along the Kennet & Avon canal. The mainline railway station is also close by, offering regular direct links to London Paddington taking less than an hour. 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

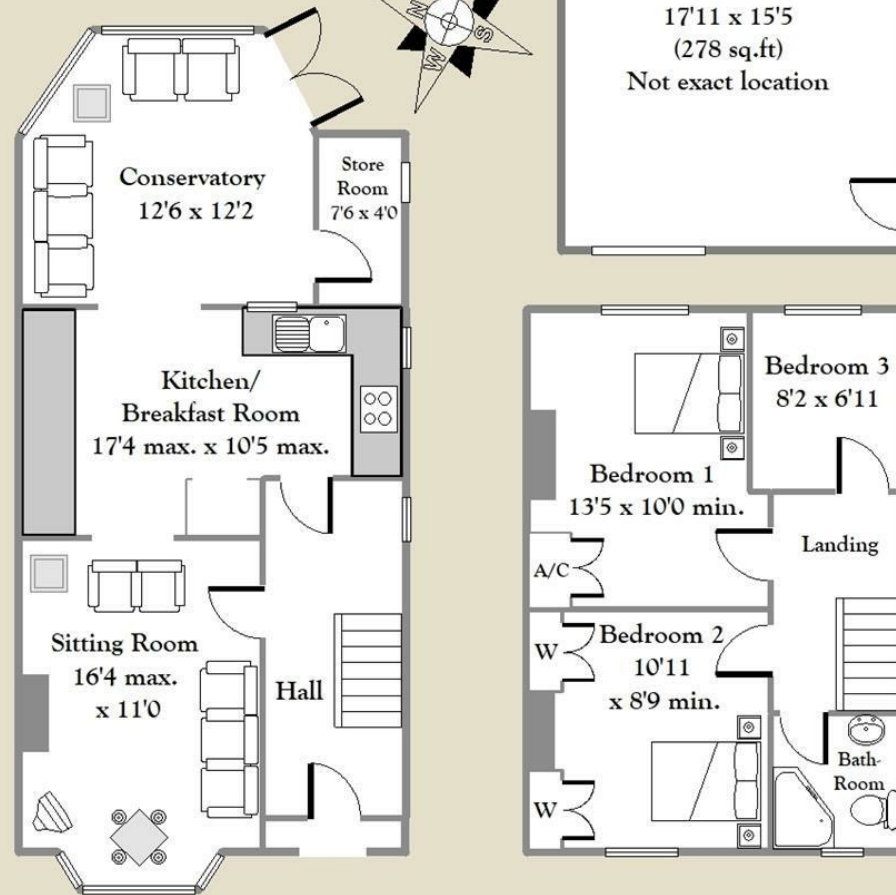
Directions

From Hillier & Wilson offices turn right onto Pound Street which becomes Enborne Road, take the fourth exit on the left onto Salcombe Road and the property can be found on the left hand side.





Salcombe Road Newbury



APPROX GROSS INTERNAL FLOOR AREA 1206 sq.ft. (112 sq.m)
(Not including garage) - For identification only - Not to scale



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.

