

HILLIER & WILSON

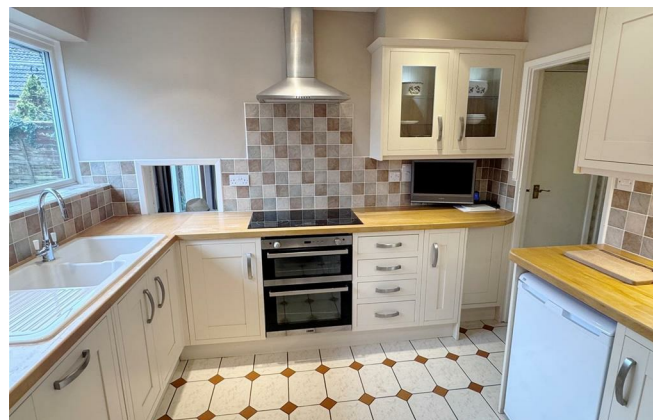


Dalby Crescent, Newbury, RG14 7JR

Dalby Crescent, Newbury

A spacious and versatile four bedroom semi-detached bungalow located on a quiet residential cul-de-sac offering a fantastic opportunity to modernise and potential to extend (subject to consent). The property benefits from gas central heating, uPVC double glazing, garage/workshop and off road parking by way of a car port. The ground floor of the property comprises of an entrance hall, three double bedrooms, family bathroom, kitchen and a spacious living/dining room. Upstairs, there is a large bedroom complete with built-in wardrobes and access through to substantial eaves storage which could be further developed to provide an en-suite or a further bedroom. Externally there is a terraced garden that is primarily paved, a large garage/workshop space, potting shed, vegetable patch and pond. Dalby Crescent is conveniently located for access to Newbury Racecourse, Stroud Green and Newbury town centre which are all within walking distance of the property. Dalby Crescent also falls within catchment of the well regarded Park House secondary school. Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour. There are also excellent road links via the A34 and M4 motorway.

NO ONWARD CHAIN





- VERSATILE LIVING ACCOMMODATION
- QUIET RESIDENTIAL CUL-DE-SAC LOCATION
- POTENTIAL TO EXTEND (subject to consents)
- OFF ROAD PARKING AND LARGE GARAGE/WORKSHOP SPACE
 - PARK HOUSE SCHOOL CATCHMENT
 - NO ONWARD CHAIN

Services: Mains services are connected

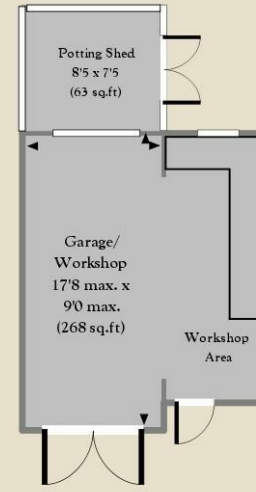
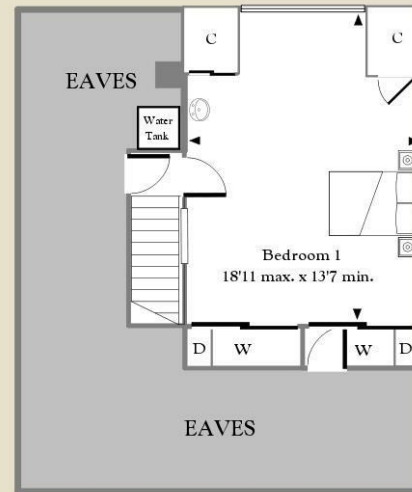
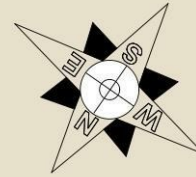
EPC Rating: D

Full results can be sent on request

Council Tax Band: D



Dalby Crescent, South Newbury



(Not Exact Location)

APPROX. GROSS INTERNAL FLOOR AREA 1448 sq.ft. (135 sq.m) (excluding Garage/Workshop, Potting Shed & Eaves)
For Identification 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

Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk