

HILLIER & WILSON



Kiln Road, Newbury, RG14 2EY

Kiln Road, Newbury

**** NO ONWARD CHAIN**** A three bedroom family home with ready access to Newbury town centre and local amenities, presenting a fantastic opportunity for someone to modernise and extend (STPP). The property benefits from a detached garage in a nearby block, gas C/H and uPVC double glazing. The ground floor comprises of a generously proportioned entrance hallway, kitchen and an open plan dining/sitting room. The first floor offers three generous bedrooms and a family bathroom. Externally, the property has a rear south facing garden that backs onto the River Lambourn and includes a detached garage in a nearby block. Glebe fields has a choice of corner shops for everyday amenities close by and is within catchment of The Winchcombe primary school and Trinity secondary school. As well as being a convenient location for access into Newbury town centre as well as scenic walks along the banks of the River Lambourn. The property benefits from easy access links onto the M4 and A34.



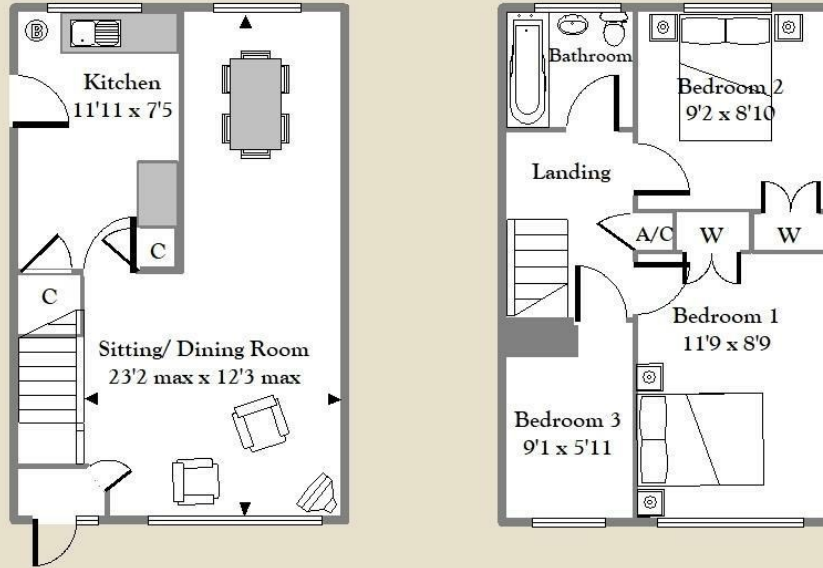
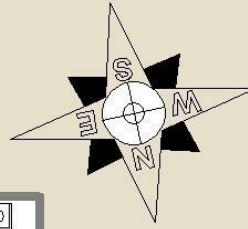


- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED
- TWO DOUBLE BEDROOMS
- FANTASTIC OPPORTUNITY TO EXTEND (STPP) AND MODERNISE
- BACKING ONTO THE RIVER LAMBOURN
- DETACHED GARAGE LOCATED IN A NEARBY BLOCK
- CLOSE PROXIMITY TO TOWN CENTRE
- EASY ACCESS TO LOCAL SHOPS

Services: Mains services are connected
EPC: TBC Full results can be sent on request
Council Tax Band: C



Glebefields, Newbury



APPROX GROSS INTERNAL FLOOR AREA 733 sq.ft (68 sqm)
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.

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