

HILLIER & WILSON



Clifton Road
Newbury

Clifton Road Newbury Berkshire RG14 5JS

A three bedroom link-detached family home located on a popular residential road in the West Fields area of Newbury, within the catchment of both the highly regarded St John's & St Bart's schools. The property is just a short walk from the town centre and benefits from gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance hall, sitting room, dining room and kitchen with access out onto the garden; whilst upstairs there are two double bedrooms (both of which have built-in wardrobes), a further bedroom and a family bathroom. Externally, there is an enclosed, south westerly facing garden which is mainly patio with stoned areas, and has views over an open field to the rear; whilst to the front of the property, there is off road parking via a driveway. Clifton Road is ideally located within walking distance of Newbury town centre and mainline railway station which provides 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 E

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

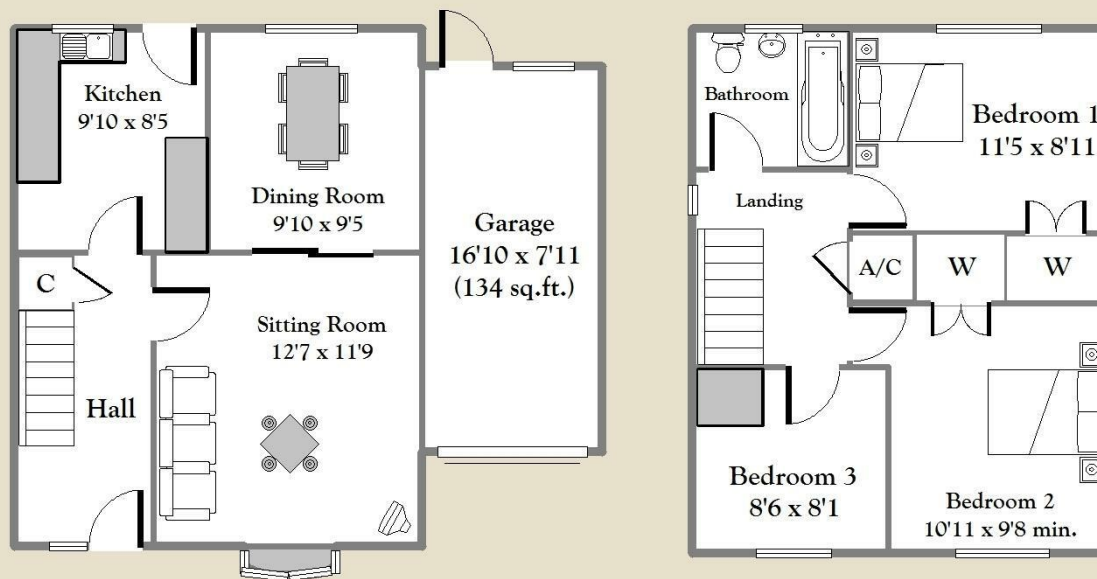
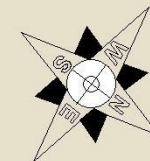
Directions

From our office proceed along Pound Street taking the first right into Rockingham Road. At the junction, turn left onto Craven Road then right into Blenheim Road and at the junction turn left onto Gloucester Road, proceed straight onto Clifton Road and continue to the end of the road. The property can then be found set-back on the left hand side.





Clifton Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 850 sq.ft. (78 sq.m) (Excluding Garage)
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.

