

HILLIER & WILSON



Rectory Close, Newbury, RG14 6DD

Rectory Close, Newbury

An attractive bay fronted 1930s three bedroom semi-detached family home providing an ideal opportunity for someone to relocate to one of south Newbury's most popular residential roads and offering great potential to extend (STTP). The property falls within the catchment areas of the highly regarded schools, St Nic's, St John's and St

Bart's, while other benefits include off-road parking via a driveway and integrated garage, gas central heating and majority double glazing. The ground floor comprises of an entrance hall, sitting room, dining room, kitchen (with larder), W.C.

and Garage. While upstairs are two well-proportioned double bedrooms, a family bathroom and a third bedroom. To the rear of the property is a substantial south facing garden that backs onto the City Park playground and is primarily laid to lawn with vegetable beds at one end. Rectory Close

is ideally located just a short walk from the mainline railway station and town centre offering a variety of shops and restaurants, whilst also just a stone's throw from City Playground which is great

for kids and dog walking.

NO ONWARD CHAIN





- ATTRACTIVE BAY FRONTED THREE BEDROOM FAMILY HOME
- GREAT POTENTIAL TO EXTEND (STTP)
- ST NIC'S, ST JOHN'S & ST BART'S SCHOOL CATCHMENT
- SOUTH FACING REAR GARDEN
- POPULAR RESIDENTIAL ROAD IN SOUTH NEWBURY
- *NO ONWARD CHAIN*

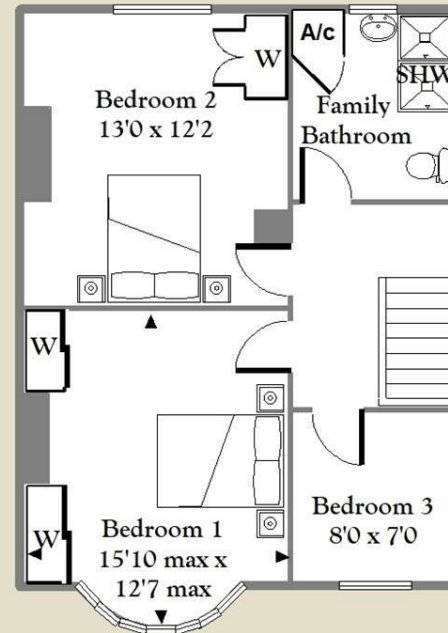
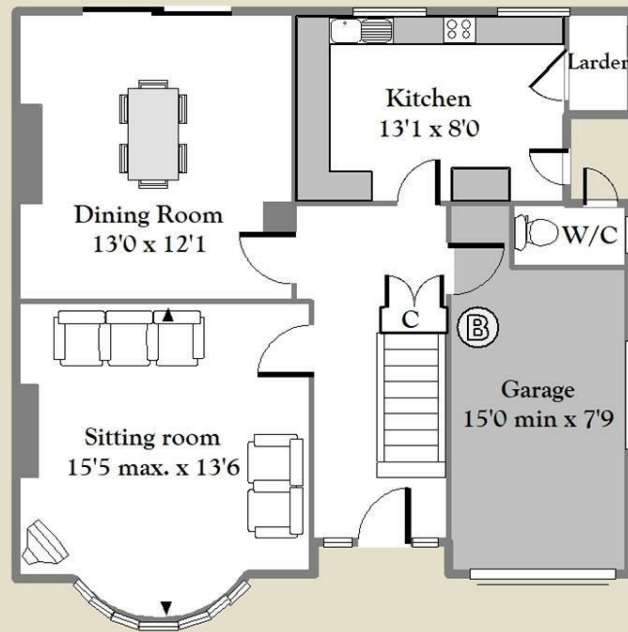
Services:
Mains services are connected

EPC Rating: C
Full results can be sent on request

Council Tax Band: D



Rectory Close, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1313 sqft (122 sqm) (INCLUDING GARAGE)
For identification only - Not to scale - Hillier and Wilson LTD

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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.

