

HILLIER & WILSON



Kingsbridge Road
Newbury

Kingsbridge Road Newbury Berkshire RG14 6DY

A beautifully presented four bedroom period family home located on a popular residential road within the catchment area of the highly regarded St Bart's School. The property has been modernised throughout and the current owners have converted the loft to create spacious living accommodation, whilst other benefits include gas central heating, uPVC double glazing and west facing rear garden. The ground floor comprises entrance hall, sitting room and dining room leading through to a modern kitchen with French doors onto the garden. On the first floor, there are two double bedrooms and a large, modern family bathroom with separate shower cubicle; whilst on the second floor there are two further double bedrooms (one with access to eaves storage) and a modern shower room. Externally, there is a landscape rear garden which is mainly laid to lawn with a patio seating area; whilst parking is on street to the front of the property. Kingsbridge Road is ideally located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

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 turning on your left and the property can be found on the right hand side.

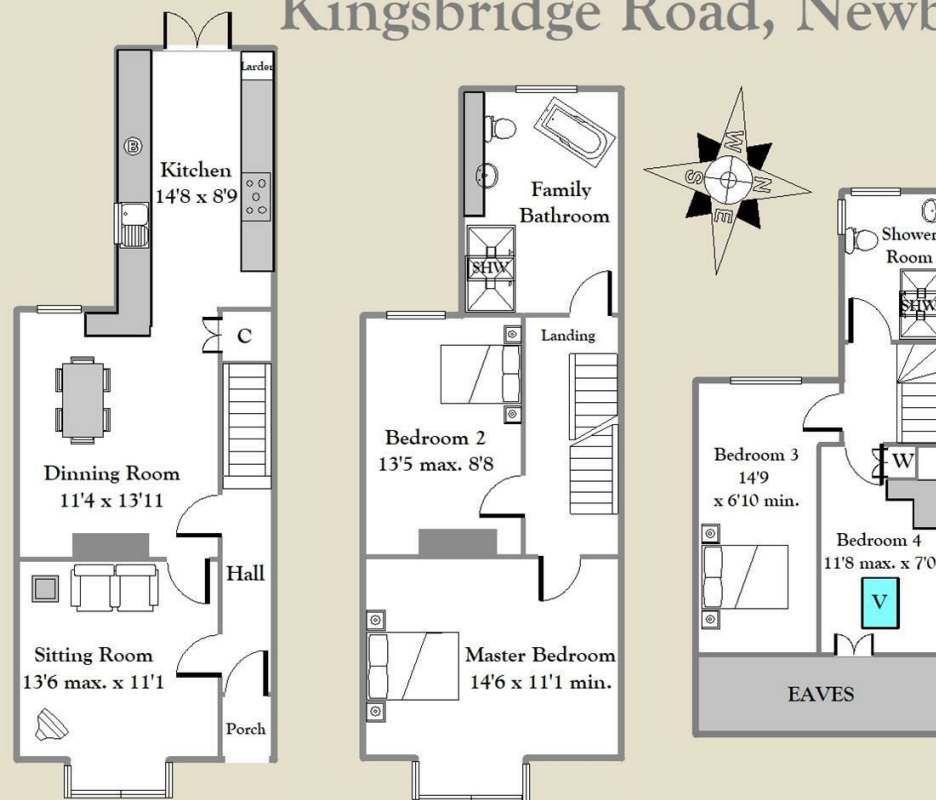




Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

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APPROX.GROSS INTERNAL FLOOR AREA 1289 sq.ft. (119 sq.m) For identification only - Not to scale
Hillier & Wilson LTD

