

HILLIER & WILSON



Kingsbridge Road
Newbury

Newbury West Berkshire RG14 6DY

An immaculately presented three bedroom detached house, built in 2013 and located on a popular residential road on the south side of Newbury, within the catchment of the highly regarded St Bart’s school. The property benefits from gas combi central heating, uPVC double glazing, landscaped rear garden, off road parking and garage. The ground floor comprises entrance hall, cloakroom, contemporary kitchen/breakfast room and sitting room with French doors to the garden. Upstairs is the master bedroom with fitted wardrobes and en-suite shower room, a second double bedroom with fitted wardrobes, a third spacious bedroom with build in desk and eaves storage and a modern family bathroom. Externally the property has gravel driveway parking in front of the integral garage at the front of the house, whilst to the side is an enclosed, low maintenance rear garden with large patio area. Kingsbridge Road is ideally located for Newbury town centre which is within a flat walk of the house, as is Newbury mainline railway station which provides regular direct links to London, Paddington taking under an hour.

Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band D

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

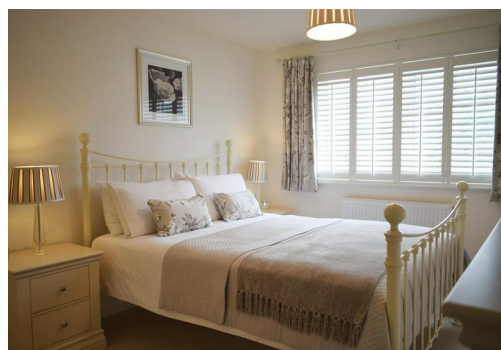
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

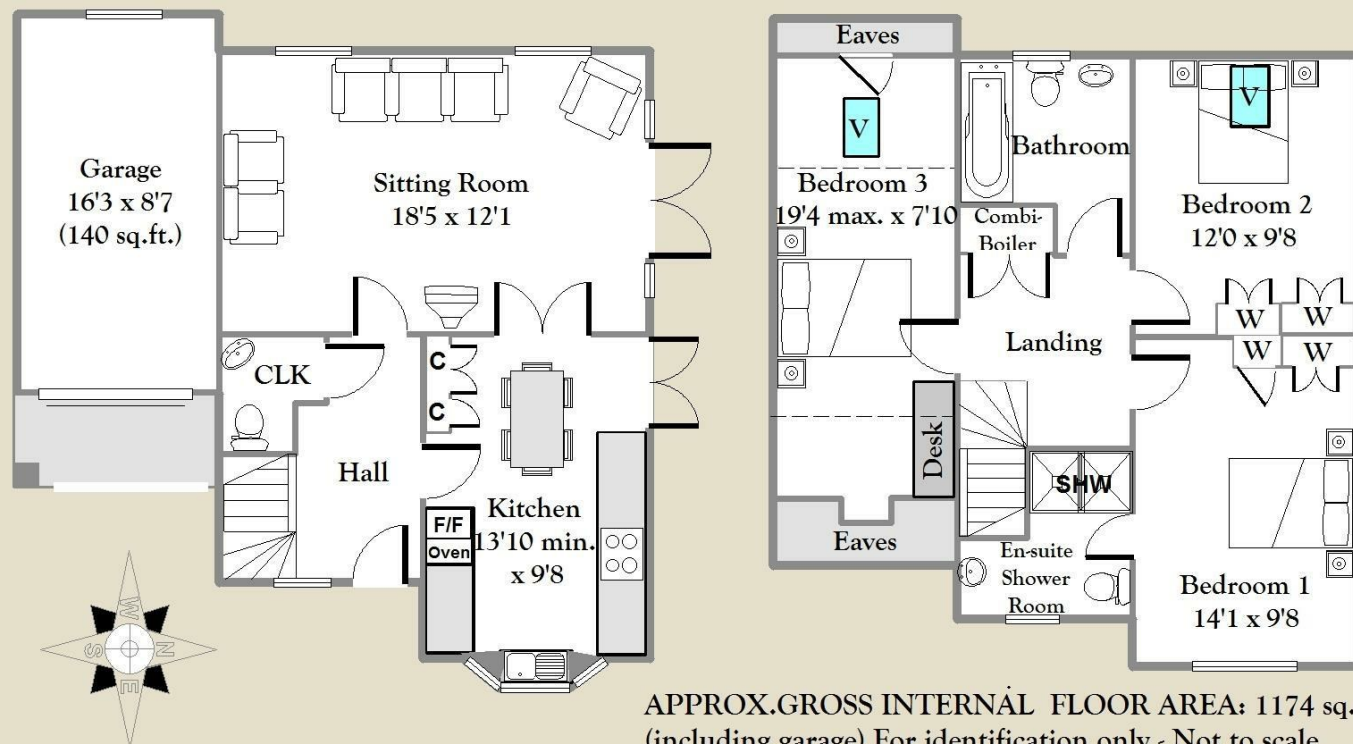
England & Wales

EU Directive 2002/91/EC





Hyde End, Kingsbridge Road, Newbury



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.

