

HILLIER & WILSON



Porchester Road
Newbury

Porchester Road Newbury Berkshire RG14 7QH

A charming four bedroom family home in need of some updating, located on a prestigious residential road in the south of Newbury. The property falls within the school catchment area of St Johns and St Barts whilst other benefits include gas central heating, off road parking and garage. The ground floor comprises porch, entrance hall, cloakroom, dining room, sitting room, kitchen/breakfast room and utility room. On the first floor, there are three double bedrooms (all of which have built-in storage) and a family bathroom; whilst on the top floor, there is a principle bedroom with en-suite shower room and eaves storage. Externally there is an enclosed, south facing rear garden which measures 90ft in length which is laid to lawn with mature tree/hedge borders; whilst to the front of the property, there is off road parking via a driveway. Porchester 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 D

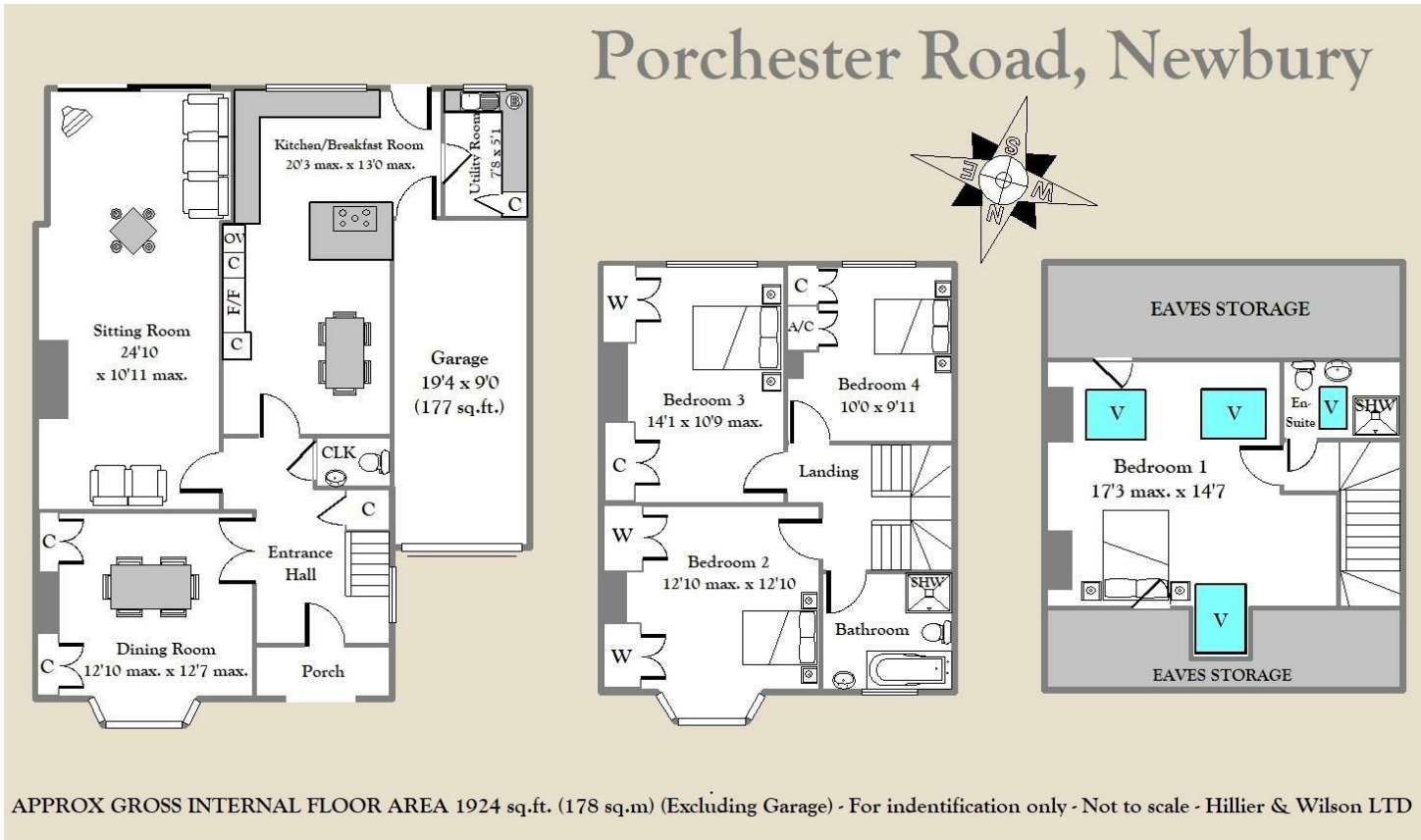
Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

Directions

From Hillier & Wilson offices proceed south along Newtown Road and straight over the Newtown round about. Shortly after the roundabout take the first left onto Porchester Road. Proceed to follow the road straight, where the property can eventually 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.

