

HILLIER & WILSON



Laburnum Grove
Newbury

Laburnum Grove Newbury Berkshire RG14 1LF

A two bedroom terrace home with a convenient location just to the north of Newbury town centre, within walking distance of the shops and railway station. The property is ideal for first time or investment buyers and benefits from gas central heating, uPVC double glazing and allocated off road parking. The ground floor comprises entrance hall, sitting/dining room with sliding doors onto the garden and kitchen. Upstairs, there are two double bedrooms (both of which have built in wardrobe/cupboard) and a bathroom. Externally, there is a low maintenance rear garden which is mainly laid to lawn with a patio area and access at the rear via gate; whilst to the front there is off road parking via allocated bays and also visitor parking available. Laburnum Grove is very close to the local Waitrose store and Parkway Shopping development as well as the many other shops and restaurants Newbury has to offer. The nearby mainline railway station provides regular direct links to London Paddington taking less than an hour, whilst road links are excellent including the A34, A4 and M4 at Junction 13. NO ONWARD CHAIN

Services:

Mains services are connected.

EPC: Rating C

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

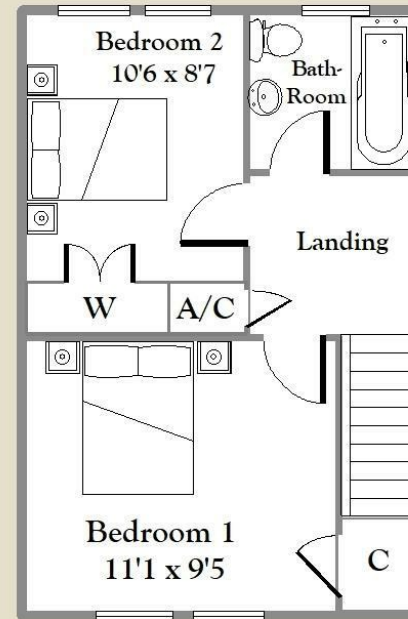
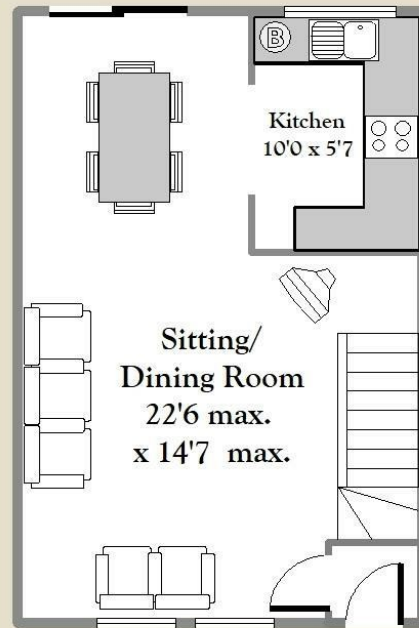
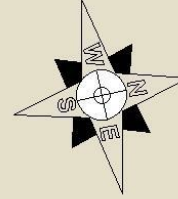
From the Robin Hood interchange proceed south in the direction of Hungerford, take the first left onto Chestnut Crescent and then left at the T-junction turn right, then first right into Laburnum Grove. Follow this road ahead and the property can be found on the left hand side.



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APPROX GROSS INTERNAL FLOOR AREA 660 sq.ft. (61 sq.m)
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.

