

# HILLIER & WILSON



Priory Road, Newbury, RG14 7QN



## Priory Road, Newbury

A charming three bedroom detached family house, dating from the early 1900's, with an ideal location on a popular residential road to the south of Newbury; within the catchment area of the highly regarded St. John's and St. Bart's schools. The property has potential and space to extend (subject to the usual consents) whilst other benefits include gas central heating, uPVC double glazing, garage, log cabin with power and light and garden in excess of 100ft. in length. The ground floor comprises entrance hall, sitting room with fireplace, dining room with log burner, kitchen, study and cloakroom.

Upstairs is the family bathroom and three double bedrooms, all with fitted cupboards. Externally the house has off road parking and a single detached garage to the front. To the rear is a beautiful mature garden with lawn, bordered by shrubs and trees as well as a large patio area with log cabin at the far end. Priory Road is conveniently located for Newbury town centre and railway station which provides regular direct links to London Paddington.







- THREE BEDROOM DETACHED FAMILY HOME
- DATING BACK TO EARLY 1900'S
- SOUGHT AFTER RESIDENTIAL ROAD
  - ST JOHNS AND ST BARTS CATCHMENT
- GARDEN IN EXCESS OF 100FT IN LENGTH
- LOG CABIN WITH POWER AND LIGHT

Services:

Mains services are connected

EPC: Rating D

Full results can be sent on request

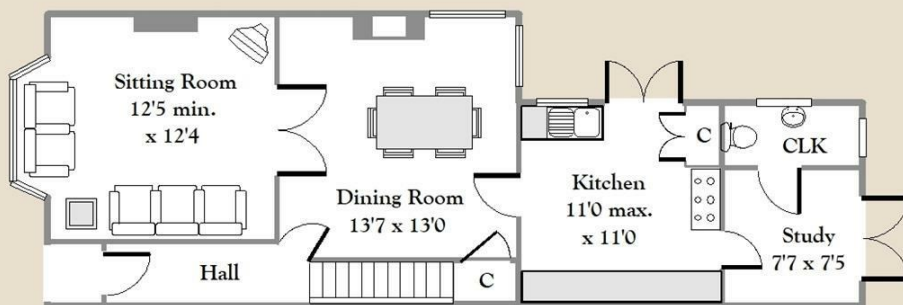
Council Tax:

Band E

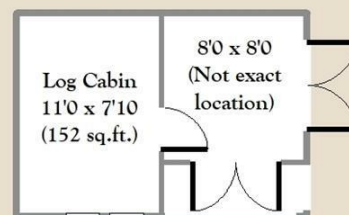
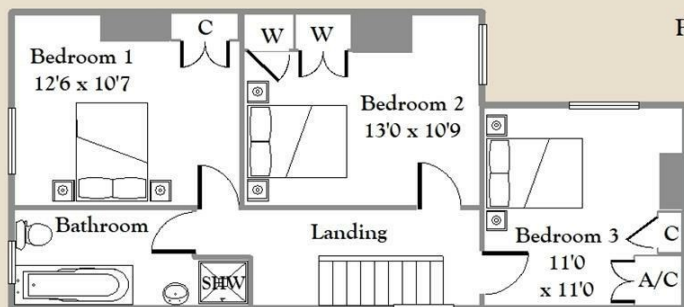




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APPROX. GROSS INTERNAL FLOOR AREA 1212 sq.ft  
(Excluding outbuilding)  
For identification only - Not to scale



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.

HILLIER & WILSON

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