HILLIER WILSON



Elizabeth Avenue, Newbury, RG14 6EY

Elizabeth Avenue, Newbury

A deceptively spacious three bedroom semidetached family home located in a sought after area of south Newbury. The property offers potential to extend (subject to the usual consents) and benefits from gas central heating, double glazing, garage and ample off road parking. The ground floor comprises entrance hall, kitchen/breakfast room, sitting room, conservatory, cloakroom and rear lobby with built-in storage. Upstairs there are three bedrooms (one of which has built-in wardrobes) and a family bathroom with separate shower. Externally there is an enclosed rear garden which is mainly laid to lawn with mature hedge borders and a patio seating area. To the front of the property, there is ample off road parking via driveway and a lawn area. Elizabeth Avenue falls within the catchment. area of the highly regarded John Rankin and St. Barts schools and is conveniently located for Newbury town centre and the mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN









- THREE BEDROOM SEMI-DETACHED FAMILY HOME
 - SPACIOUS LIVING ACCOMODATION
- POTENTIAL TO EXTEND (STTC)
 - JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- GARAGE & AMPLE OFF ROAD PARKING
 - NO ONWARD CHAIN

Services:
Mains services are connected

EPC: Rating D
Full results can be sent on request

Council Tax: Band D







Elizabeth Avenue, Newbury Conservatory 11'11 x 10'7 Sitting Room Landing Kitchen/ Bedroom 3 18'1 x 10'10 8'0 x 7'11 min. Breakfast Room 18'0 x 13'4 Bedroom 2 Bedroom 1 12'1 x 10'3 10'11 x 9'8 Garage 17'6 x 10'6 max. (183 sq.ft) Entrance Hall Porch

APPROX GROSS INTERNAL FLOOR AREA 1349 sq.ft. (125 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD

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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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