

HILLIER & WILSON



Hill Close, Newbury, RG14 6HH

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A well-presented three bedroom family home located in a popular area of south Newbury, within the catchment area of the well-regarded

St Bart's School. The property has been updated by the current owners and benefits from gas central heating, uPVC double glazing, good sized corner plot and off road parking.

The ground floor comprises entrance hall, sitting room with log burner and bi-folding doors out onto the garden, kitchen and utility/cloakroom. Upstairs there are three bedrooms and a modern family bathroom.

Externally there is an enclosed, southerly facing rear garden which is mainly laid to lawn with mature borders, vegetable patch, patio seating area and also an outbuilding that has power and light. To the front of the property there is off road parking via driveway. Hill Close is conveniently located for the shops and amenities of Wash Common within walking distance, whilst Newbury town centre and mainline railway station are just a short drive away.





- THREE BEDROOM FAMILY HOME
- POPULAR AREA IN THE SOUTH OF NEWBURY
- MODERNISED BY THE CURRENT OWNERS
- GOOD SIZED CORNER PLOT
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT
- OFF ROAD PARKING VIA DRIVEWAY

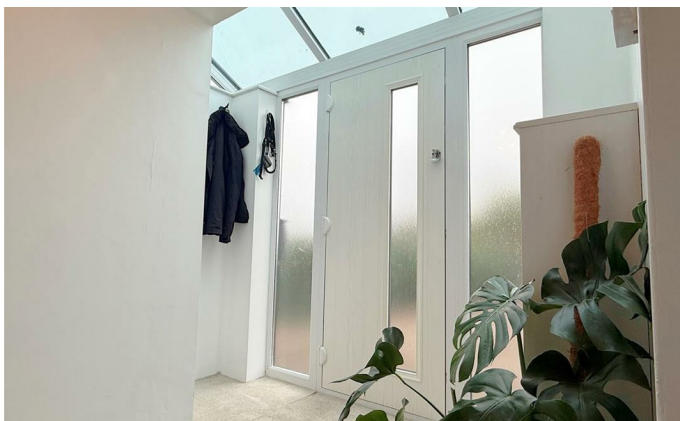
Services:

Mains services are connected

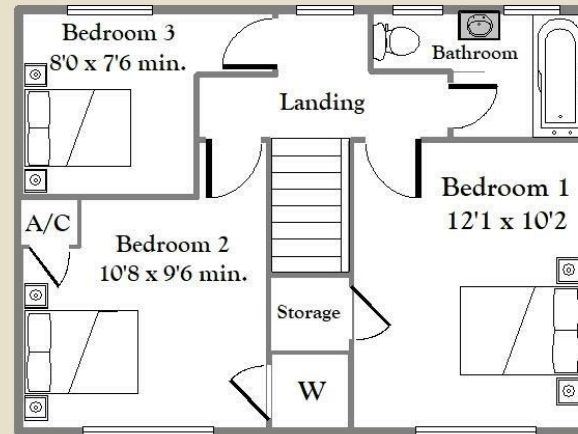
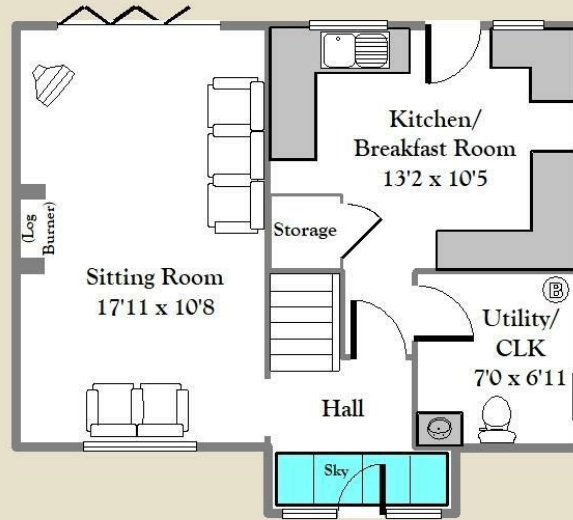
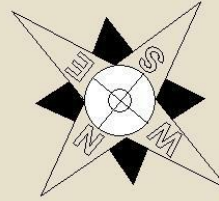
EPC: Rating C

Full results can be sent on request

Council Tax: Band C



Hill Close South Newbury



APPROX GROSS INTERNAL FLOOR AREA TOTAL: 890 sq.ft. (82 sq.m) - For identification only
Not to scale - Hillier & Wilson LTD



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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