



HILLIER & WILSON

Andover Road
South Newbury

Andover Road, Newbury, Berkshire, RG14 6JR

A nicely presented 1930's family home located in a desirable part of south Newbury, within the St Bartholomew's school catchment area. The property offers great potential to extend (subject to the usual consents), whilst other benefits include gas central heating, uPVC double glazing, driveway parking and garage. The ground floor comprises entrance hall, downstairs cloakroom, dining room, sitting room and kitchen/breakfast room. Upstairs, there are three double bedrooms and a family bathroom. Externally, the property has an enclosed westerly facing rear garden, measuring in excess of 100ft in length, which is mainly laid to lawn with a swimming pool to the centre. To the front of the property, there is a front garden with a pond and patio area surround. Andover 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

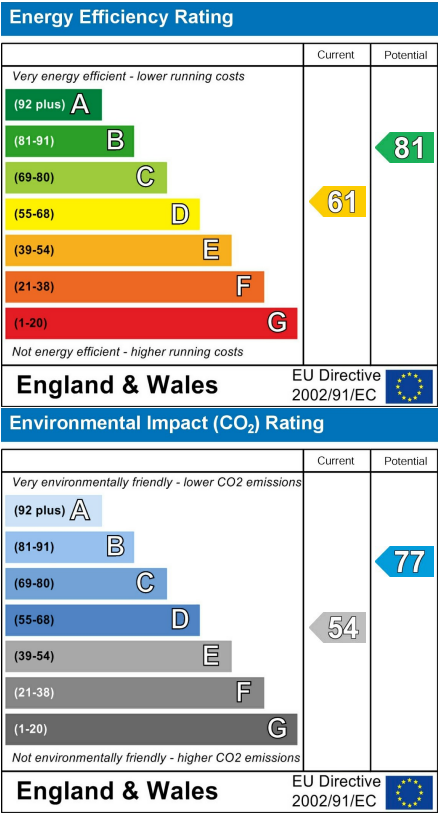
Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road, the property can be found up on the right hand side.



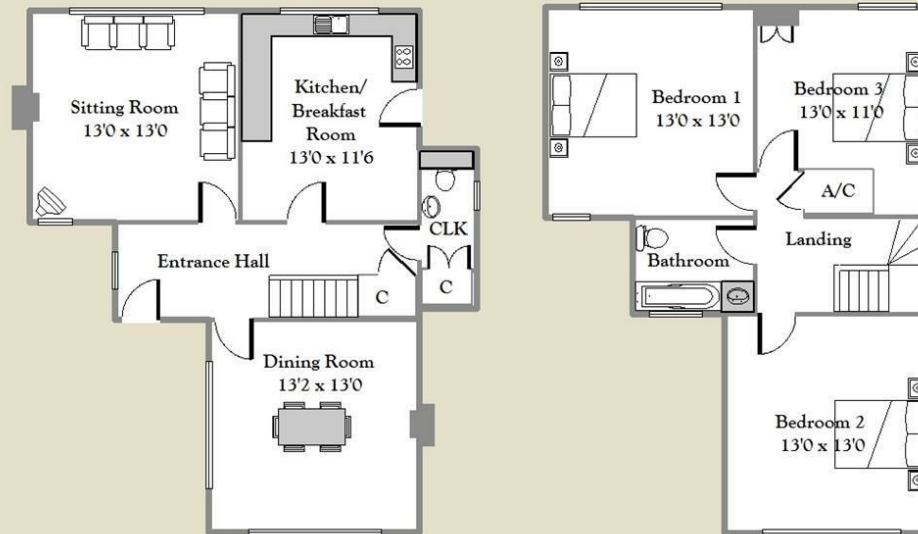


Andover Road, South Newbury



Swimming Pool
18'0 x 12'0
(Not Exact Location)

Garage
18'1 x 10'0
(182 sq.ft)
(Not Exact Location)



APPROX GROSS INTERNAL FLOOR AREA 1379 sq. ft (Excluding Garage)
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.

