HILLIER & WILSON

St. George's Avenue, Newbury, RG14 5NY

St. George's Avenue, Newbury

NO ONWARD CHAIN An immaculately presented three-bedroom end-of-terrace family home, ideally positioned near to Newbury town centre and railway station within the sought-after St Bartholomew's catchment area. The property offers a range of modern features, including gas central heating, uPVC double glazing throughout, and off-street parking for two vehicles. The ground floor comprises a spacious, recently updated lounge, a convenient downstairs W.C. with useful boot room storage, and a stylish, modern kitchen with underfloor heating and complete bi-fold doors opening onto a south-facing garden, perfect for indoor-outdoor living. Upstairs, there are three well-proportioned bedrooms, two of which overlook the garden, along with a contemporary family bathroom. Externally, the property benefits from driveway parking and a generous rear garden that enjoys sunlight throughout the day. St Georges Avenue also features a children's playground and is conveniently located within walking distance of the town centre and railway station.

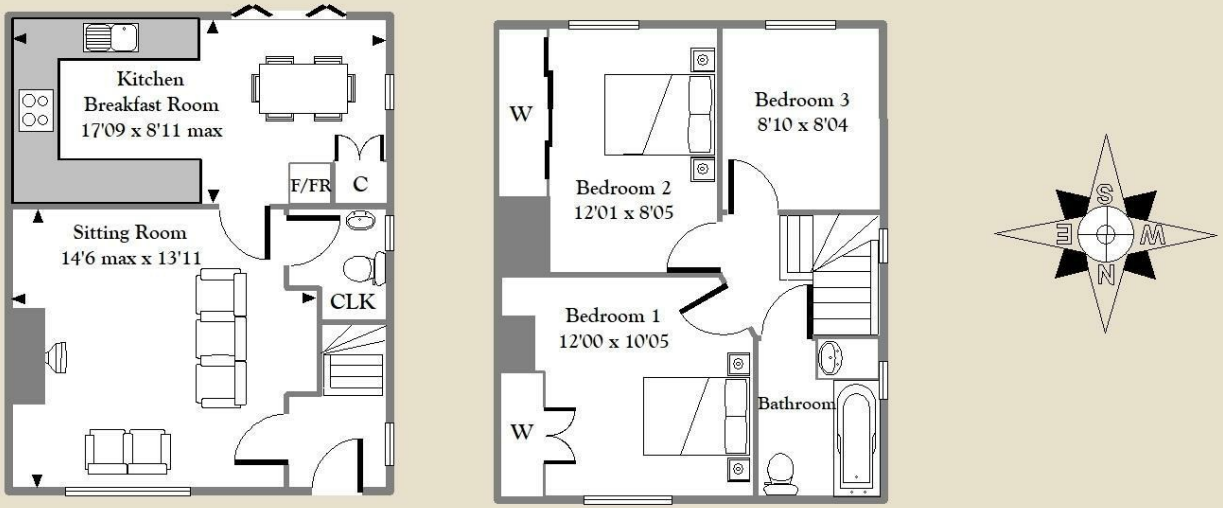
- IMMACULATE CONDITION
- THREE BEDROOMS
- DOWNSTAIRS W/C
- UNDERFLOOR HEATING INSIDE KITCHEN
- OFF STREET PARKING
- SOUTH FACING GARDEN
- WALKING DISTANCE TO TOWN
- ST BARTHOLOMEW'S CATCHMENT

Services: Mains services are connected

EPC: D

Council Tax Band: C

St George's Avenue, Newbury



APPROX GROSS INTERNAL FLOOR AREA 815 sq.ft (76 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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