

HILLIER & WILSON



Salcombe Road
Newbury

Salcombe Road Newbury Berkshire RG14 6ED

A very attractive Edwardian five bedroom detached family house located on a popular residential road in South Newbury, within the catchment of St Bart’s School. The property has been extended to provide spacious accommodation over three floors, whilst still retaining many of its original features, including doors and fireplaces. Other benefits include gas central heating, uPVC double glazing and timber garage. The ground floor comprises entrance hall, sitting room with bay window, family room, music room with bi-folding doors onto the garden, shaker-style kitchen/dining room, utility, study area and shower room with W/C. On the first floor there is a double bedroom with en-suite shower room, three further double bedrooms and a family bathroom. On the top floor the loft has been converted to provide a spacious master bedroom with en-suite shower room. Externally the property has a walled front garden and a good-sized rear garden with patio area, ornamental pond, mature borders and a timber garage at the bottom of the garden, accessed via a track at the rear of the property. Salcombe Road is ideally located within a flat walk of Newbury town centre and mainline railway station.

Services:
Mains services are connected.

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

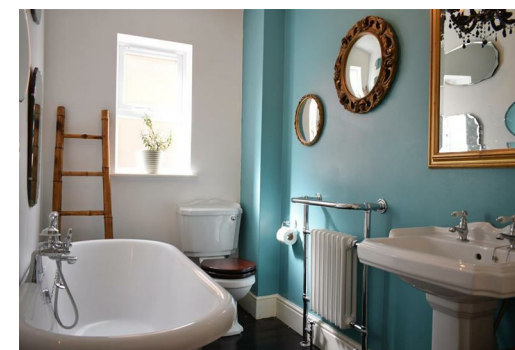
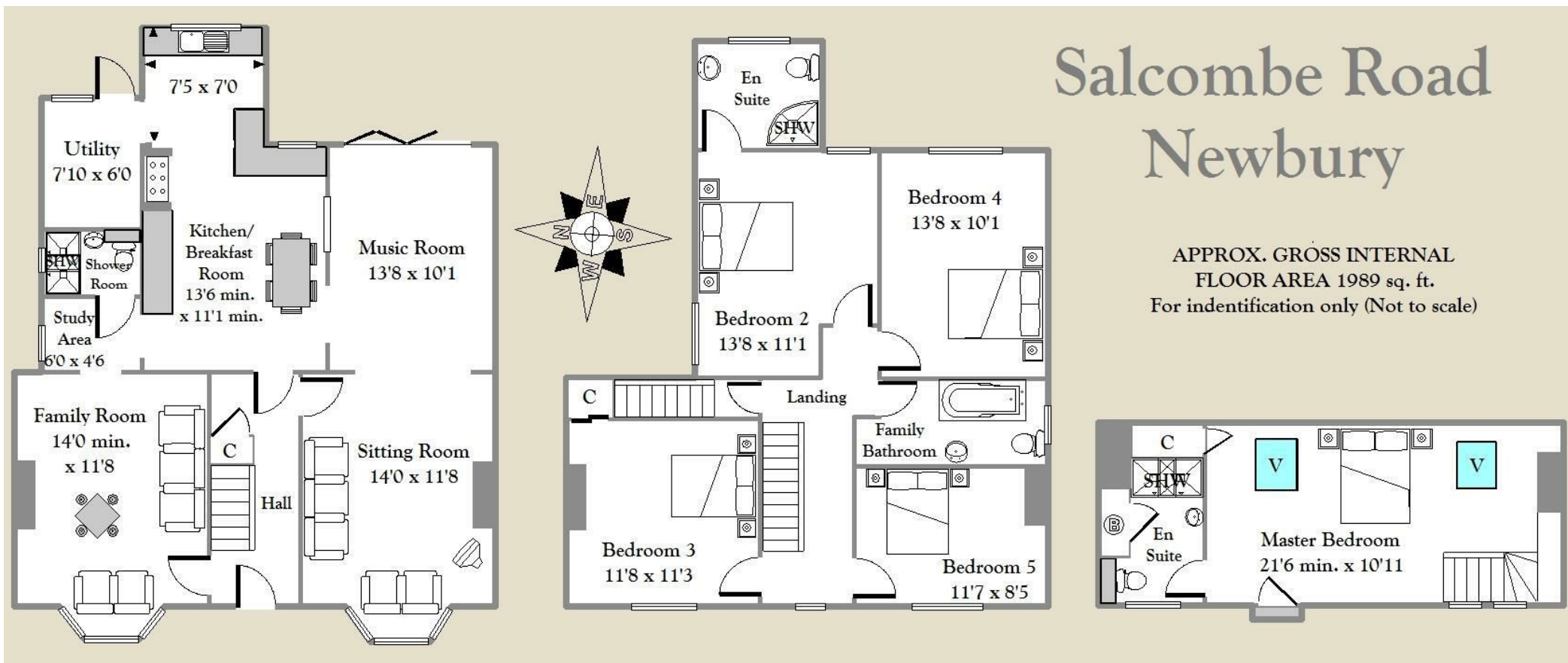
Council Tax:
Band D

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

Directions
From Hillier & Wilson offices turn right onto Pound Street which becomes Enborne Road, take the fourth exit on the left onto Salcombe Road and the property can be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





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.

