

HILLIER & WILSON



Cheriton Close  
(1047 sq.ft)  
Newbury



# Cheriton Close (1047 sq.ft) Newbury Berkshire RG14 7JT

A well-presented three/four bedroom bungalow located on the south side of Newbury, not far from the town centre and railway station. The property offers versatile living accommodation and sits on a good sized plot whilst other benefits include gas central heating, uPVC double glazing, detached double garage and ample off road parking. The accommodation comprises entrance hall, sitting/dining room, garden room, inner hallway, two double bedrooms, an additional bedroom/office, bathroom, kitchen, snug, utility area, W.C and a further double bedroom. Externally there is a westerly facing garden which is mainly laid to lawn with a patio, a covered seating area, large stoned driveway and a detached double garage. Cheriton Close is conveniently located for Newbury town centre, Retail Park and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

**Services:**

Mains services are connected.

**EPC: Rating E**

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

**Council Tax:**

Band E

**Viewing:**

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

**Directions**

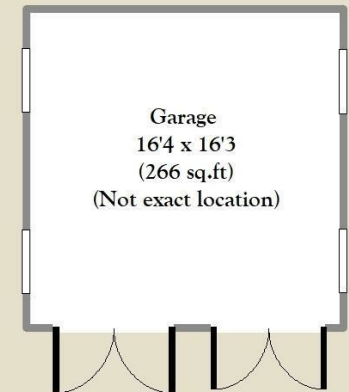
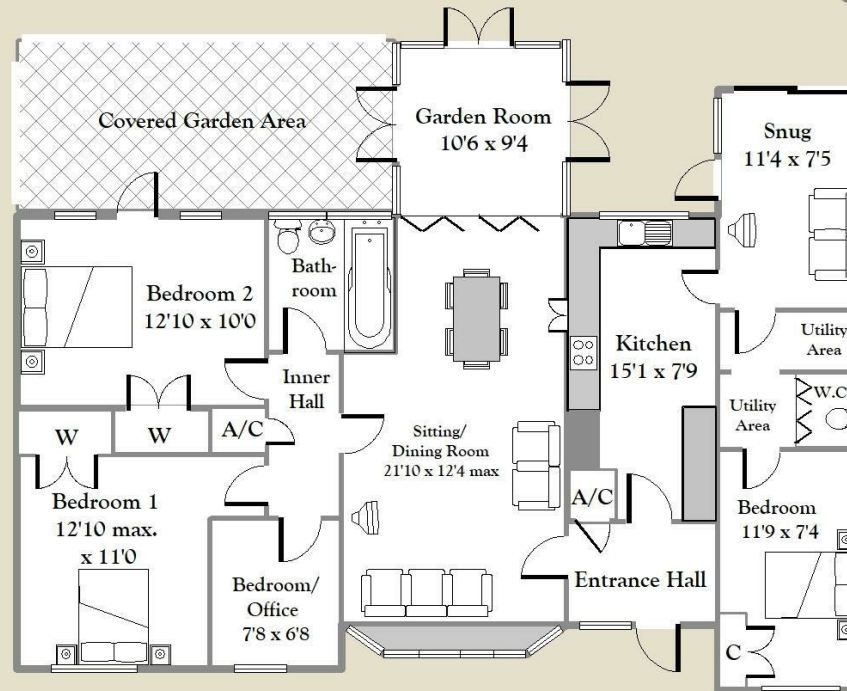
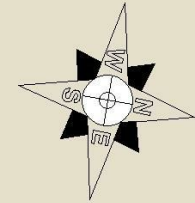
From the offices of Hillier & Wilson proceed south along Newtown Road at St Johns roundabout take first exit left onto St Johns Road, head straight across and immediately at the mini roundabout take the first exit right onto Greenham Road, continue on this road past The Plough On The Green public house and take the first right onto Greenlands Road, then take the first left into Cheriton Close and the property can be found at the far end on the right hand side.







# Cheriton Close Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1047 sq ft. (97 sq.m) (Excluding the 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.



