

HILLIER & WILSON



Coxeter Road  
Newbury



# Coxeter Road Newbury Berkshire RG14 1SJ

A spacious three bedroom semi-detached family house located in the popular Speen area to the north side of Newbury town centre. The property benefits from gas central heating, uPVC double glazing, garage and south facing rear garden with summer house and large shed. The ground floor comprises entrance hall, cloakroom, sitting room with open fire, conservatory, kitchen/breakfast room, utility and dining room with French doors to the garden. Upstairs there are two double bedrooms, an additional bedroom and a modern family bathroom. Externally, there is a block-paved driveway and integral garage at the front of the house whilst to the rear is a mature, enclosed and very private garden with patio area, summer house, large garden shed and some established shrubs, trees and flower beds. Coxeter Road is conveniently located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

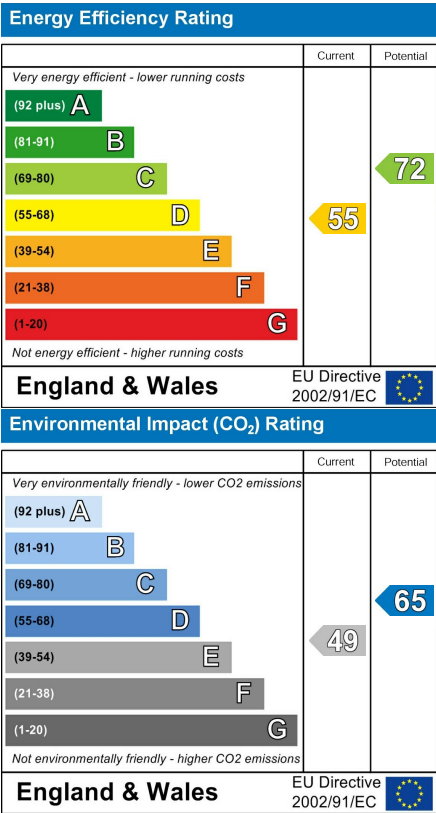
**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band D

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

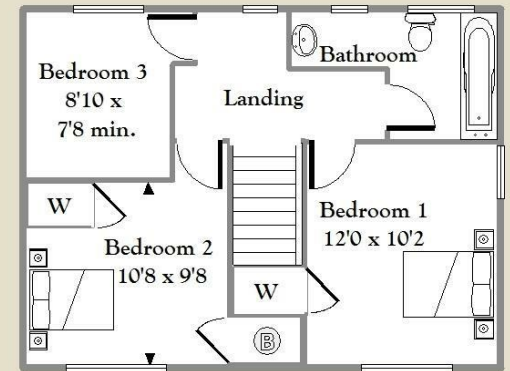
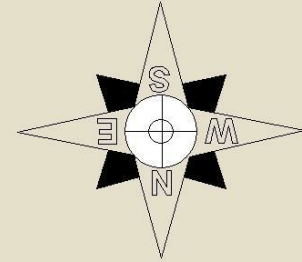
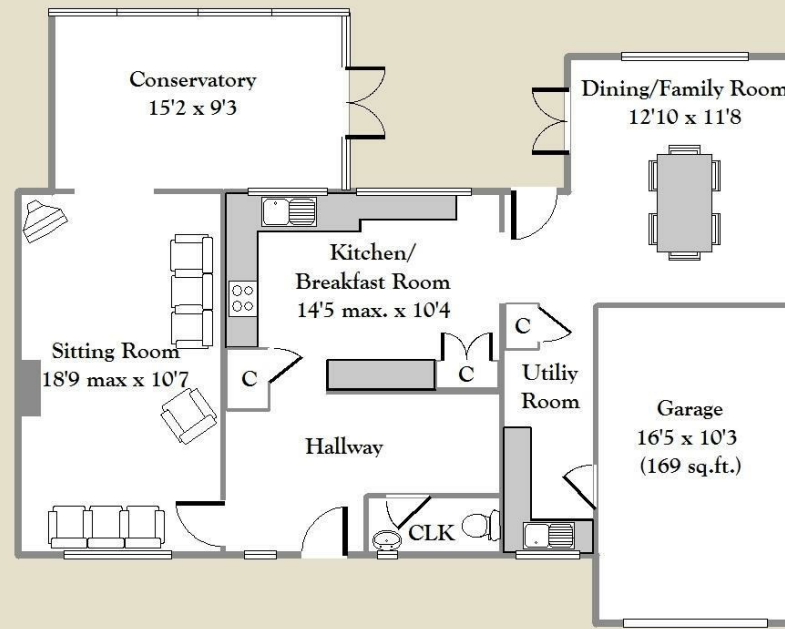
**Directions**  
From the Robin Hood interchange and take the slip road onto the A4 towards Hungerford. Continue straight across the next roundabout, then turn right onto Brummell Road and first left onto Coxeter Road and the property can be found on the left.







# Coxeter Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1439 sq.ft. - For identification only - Not to scale - (Including Garage)  
 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.



