

HILLIER & WILSON



Pine Ridge, Newbury, RG14 2NQ

Pine Ridge, Newbury

A three bedroom semi-detached family home located in a quiet location, just a short drive from both Newbury town and Thatcham. The property boasts elevated views over Newbury whilst other benefits include gas central heating, uPVC double glazing and off road parking via driveway. The ground floor comprises hall, sitting room and kitchen/breakfast room with access onto the garden. Upstairs there are three bedrooms and a shower room where a bath could easily be reinstated. Externally there is an enclosed, westerly facing rear garden which is accessed via an elevated patio area, leading down to lawn with mature borders. To the front of the property, there is off road parking via driveway. Pine Ridge is situated just to the north of Newbury town centre with good road links nearby including the A4, A34 and M4 at Junction 13. Newbury mainline railway station provides regular direct links to London Paddington taking less than an hour.





- THREE BEDROOM SEMI-DETACHED HOME
 - QUIET LOCATION
- ELEVATED VIEWS OVER NEWBURY
- OFF ROAD PARKING VIA DRIVEWAY
- SHORT DRIVE TO BOTH NEWBURY & THATCHAM
 - NO ONWARD CHAIN

Services:

Mains services are connected

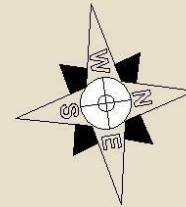
EPC: Rating TBC

Full results can be sent on request

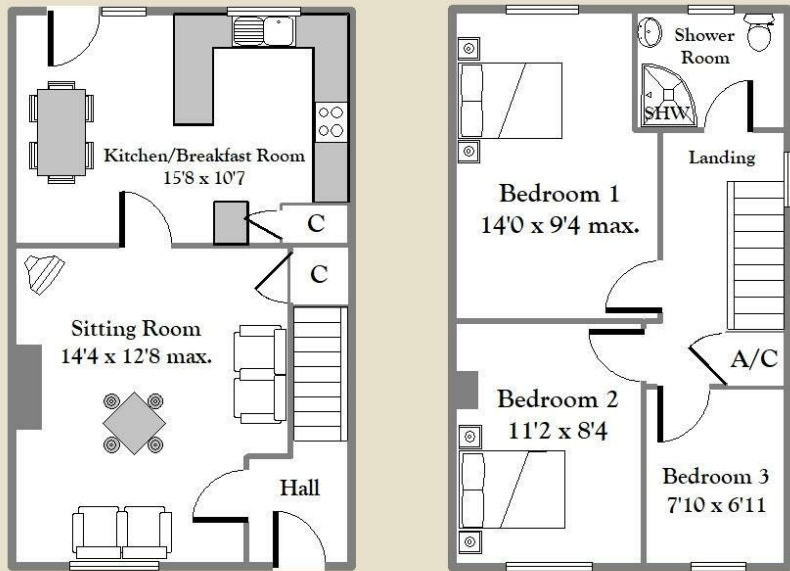
Council Tax: Band D



Pine Ridge Newbury



APPROX. GROSS INTERNAL
FLOOR AREA 802 sq.ft. (74 sq.m)
For identification only - Not to scale
Hillier & Wilson LTD



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.