

HILLIER & WILSON



Howard Road
Newbury

Howard Road Newbury Berkshire RG14 7QG

A four bedroom detached family home in need of modernisation, located in a popular residential road, close to the station, on the south side of Newbury. The property offers potential to convert in numerous ways (subject to planning), whilst other benefits include gas central heating and Upvc double glazing. The ground floor comprises hall, sitting room, dining room, cloakroom and kitchen/breakfast room; whilst upstairs there are four double bedrooms (three of which have built-in wardrobes) and a family shower room. Externally, there is a low maintenance rear garden with both lawn/patio areas and flower bed borders. To the front of the property there is a lawn area and driveway providing off road parking. Howard Road is within walking distance of both the town centre and train station, whilst Newbury itself is located just 3 miles off Junction 13 of the M4, with excellent road links to all parts of the country and trains run regularly to London Paddington taking less than an hour. The property also falls within the catchment area of the highly regarded St. John’s and St. Bart’s schools. NO ONWARD CHAIN

Services:
Mains services are connected.

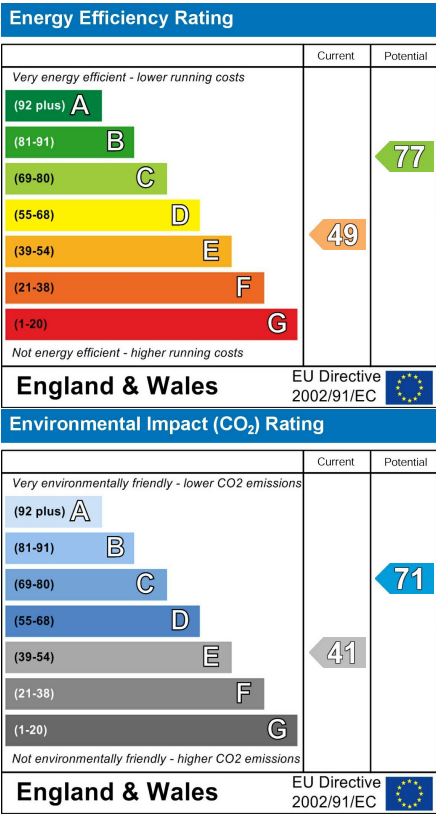
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

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

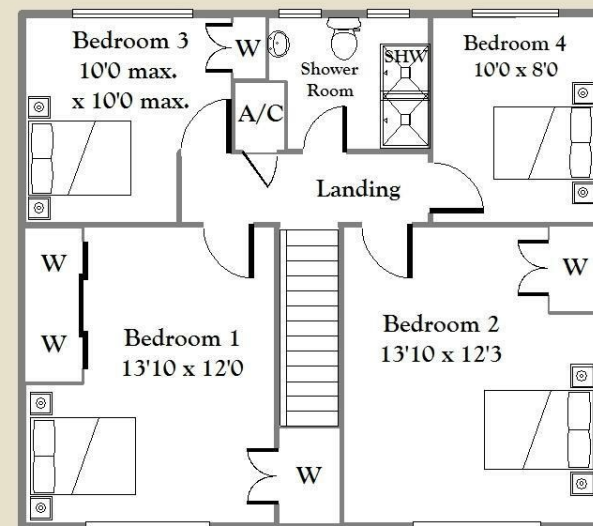
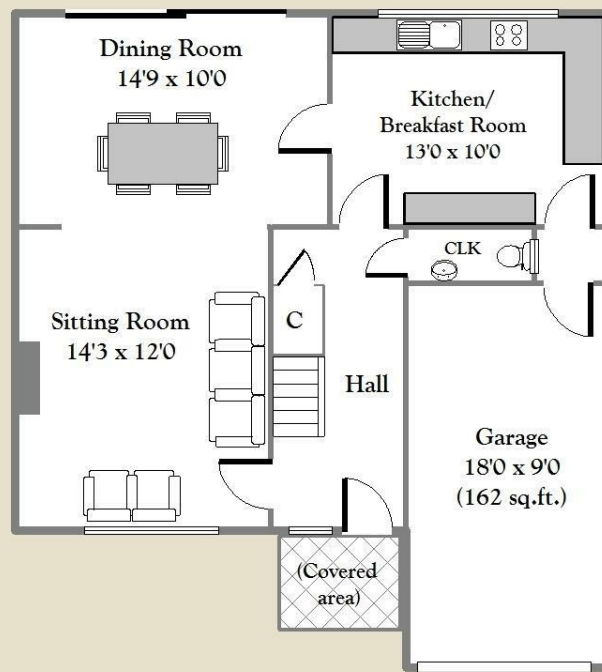
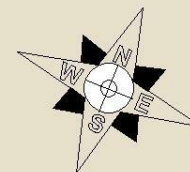
Directions

From Hillier & Wilson offices proceed south along Bartholomew Street as if heading out of town, at the roundabout take the first exit along St. Johns Road and take the second exit on the right and proceed to the end of the road. Turn left on Howard Road and the property can be found on the left hand side.





Howard Road, Newbury



APPROX.GROSS INTERNAL FLOOR AREA: 1433 sq.ft.
(Including 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.

