

HILLIER & WILSON



Rectory Close  
South Newbury



## Rectory Close Newbury Berkshire RG14 6DD

A charming four-bedroom 1930's family house located on a very popular residential road close to the town centre and within the catchment area of the highly-regarded St John's and St Bart's schools. The property backs onto the neighbouring park and also benefits from south facing rear garden, gas central heating, uPVC double glazing, driveway parking and garage. The accommodation comprises entrance hall, downstairs cloakroom, sitting room with gas fire, dining room with open fire and kitchen/breakfast room. Upstairs, there are two double bedrooms, a further bedroom and a family bathroom, whilst the top floor offers a master bedroom with en-suite and eaves storage. Externally, there is an enclosed rear garden which is mainly laid to lawn, with a patio seating area and also access at the back which leads through to City playground. Rectory Close is ideally located just a short walk from the mainline railway station and town centre. NO ONWARD CHAIN

**Services:**

Mains services are connected.

**EPC: E**

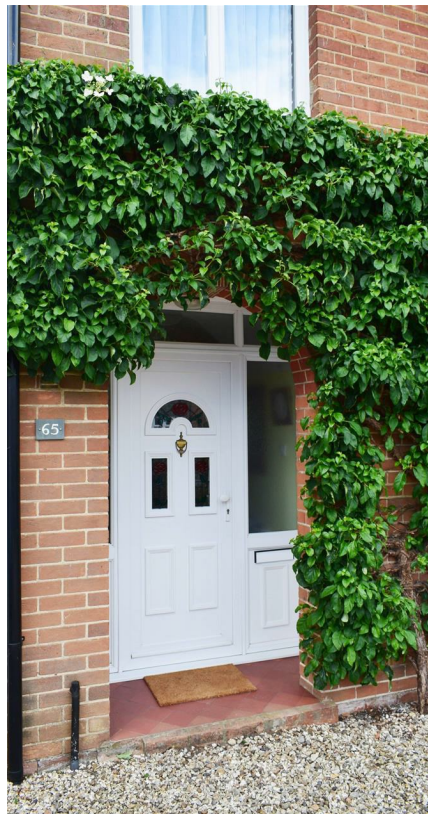
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**

Band E

**Viewing:**

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

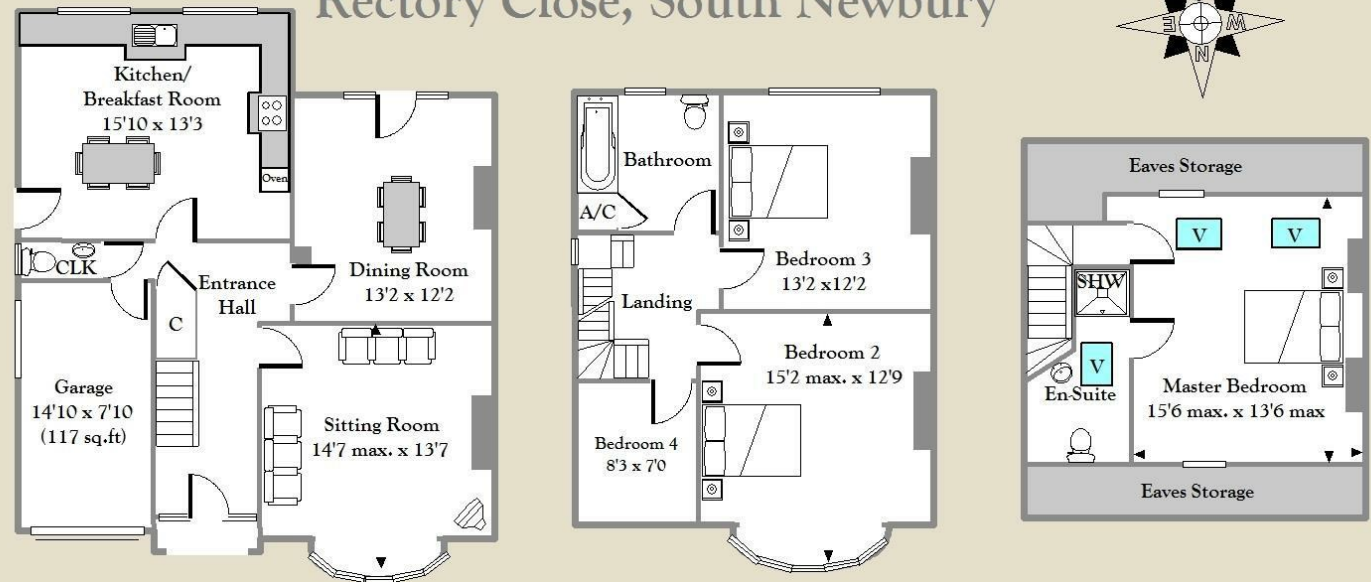
**Directions**

From Hillier & Wilson offices turn right onto Pound Street and first left onto Rectory Close, then take the next left and proceed to the end of the road where the property can be found on the left.





## Rectory Close, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1689 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.



