

HILLIER & WILSON



Boundary Road
Newbury

Boundary Road Newbury Berkshire RG14 7PG

An attractive four bedroom Victorian semi-detached family home in the sought after Eastfields area of Newbury. The property offers spacious and versatile living accommodation, whilst also benefitting from gas central heating, uPVC double glazing and west facing rear garden. The ground floor comprises entrance hall, sitting room with bay window and log burner, kitchen/breakfast room, utility area, W.C, boot room/hall and office/playroom. On the first floor, there is a master bedroom with built-in wardrobes, a further bedroom with storage cupboard, a shower room and a separate family bathroom. On the top floor, there are two double bedrooms. Externally, there is a well maintained rear garden measuring approximately 90ft in length, which is mainly laid to lawn with a mature flower bed border, a patio seating area and a large shed with power and light; whilst to the front, there is off road parking via driveway. Boundary Road is ideally located within a short walk of Newbury town centre 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 D

Viewing:

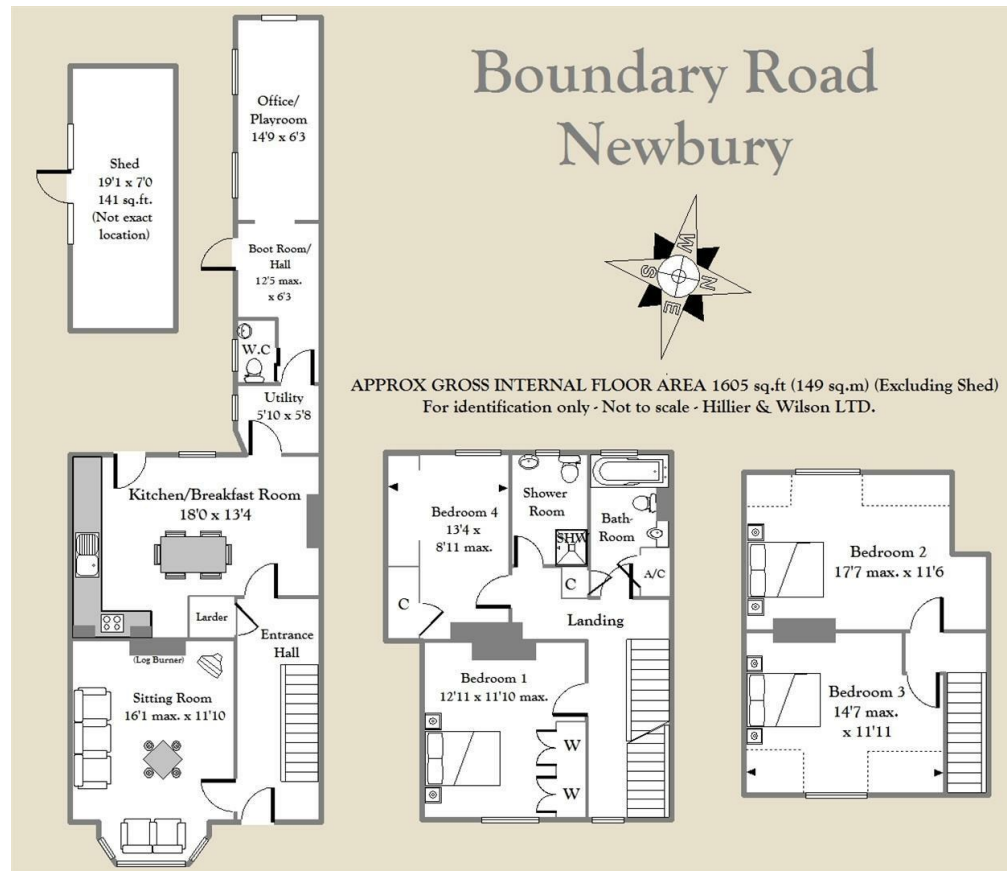
Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

Directions

From Hillier & Wilson offices proceed south along Newtown Road and at the St.Johns roundabout turn left into St.Johns Road. At the next roundabout go straight ahead into Greenham Road. Bear right at the mini roundabout remaining on Greenham Road and at the following mini roundabout turn left into Racecourse Road. At the next mini roundabout turn left into Boundary Road. The property will eventually be found on the left hand side.



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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.

HillierandWilson.co.uk

sales@hillierandwilson.co.uk

