

HILLIER & WILSON



Abbey Close, Newbury

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A well-presented three bedroom semi-detached family home in a popular area on the south side of Newbury. The property has been with the same family since build and benefits from oil fired central heating, uPVC double glazing, garage with storage/workshop and off road parking. The ground floor comprises entrance hall, dining room, sitting room with sliding doors onto the garden and kitchen. Upstairs, there are three double bedrooms (two of which have built-in wardrobes) and a family shower room. Externally, there is an enclosed south facing rear garden which is mainly laid to lawn with mature hedge borders, storage shed and access to the storage/workshop at the back of the garage. To the front of the property, there is ample off road parking via driveway and a further garden area. Abbey Close is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St Johns and St Barts schools. NO ONWARD CHAIN





- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- BEEN WITH THE SAME FAMILY SINCE BUILD
- SPACIOUS LIVING ACCOMODATION
 - THREE DOUBLE BEDROOMS
- GARAGE & OFF ROAD PARKING VIA DRIVEWAY
 - NO ONWARD CHAIN

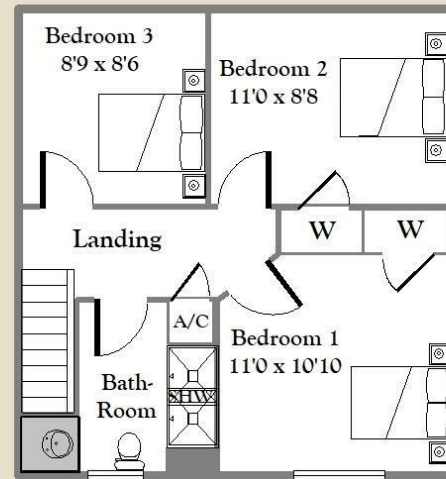
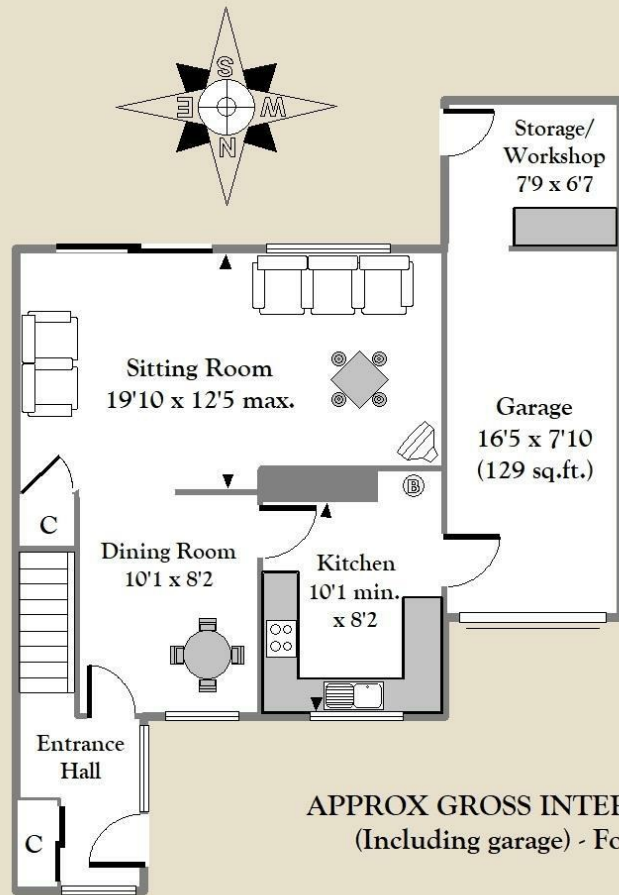
Services:
Mains services are connected

EPC: Rating E
Full results can be
sent on request

Council Tax:
Band D



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APPROX GROSS INTERNAL FLOOR AREA 1048 sq.ft (97 sq.m)
(Including garage) - For identification only - Not to scale



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.