HILLIER & WILSON



Mount Close, Newbury, RG14 7QR

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Guide Price £425,000

Mount Close, Newbury

An exciting opportunity to acquire this three bedroom semi-detached family home that has great potential to modernise and extend (STPP) and is enviably located on a quiet residential cul-de-sac that falls within the catchment area of St Bart's, St John's and St Nic's.

The property benefits from a generous west-facing corner plot, off-road parking via a driveway and integral garage. Other benefits also include gas central heating and uPVC double glazing.

The ground floor consists of an entrance hall, downstairs cloakroom, a large sitting room and a kitchen/breakfast room. There is also access to the integral garage which could be converted into living space. Upstairs, there are three well sized bedrooms, a family bathroom and a separate W.C.

Externally, there is a neatly laid front garden and access to the rear garden which is primarily laid to lawn and bordered by established flowerbeds.

Mount Close is conveniently located with easy access to the Retail Park, town centre and mainline railway station which provides fast and regular services to London Paddington.









- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ST BARTS, ST JOHN'S & ST NIC'S SCHOOL CATCHMENT
- GREAT POTENTIAL TO MODERNISE & EXTEND (STPP)
- GENEROUS WEST-FACING CORNER PLOT
- QUIET RESIDENTIAL CUL-DE-SAC WITH EASY ACCESS TO TOWN CENTRE
- *NO ONWARD CHAIN*

Services: Mains services are connected

EPC Rating: D
Full results can be sent on request

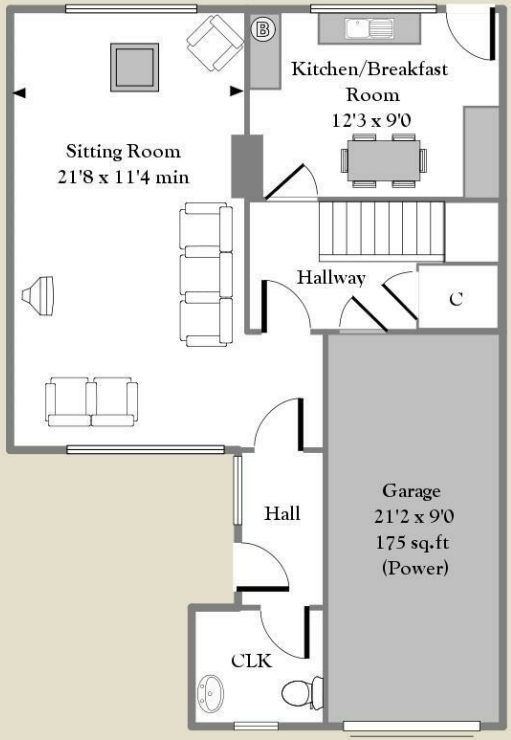
Council Tax Band: D

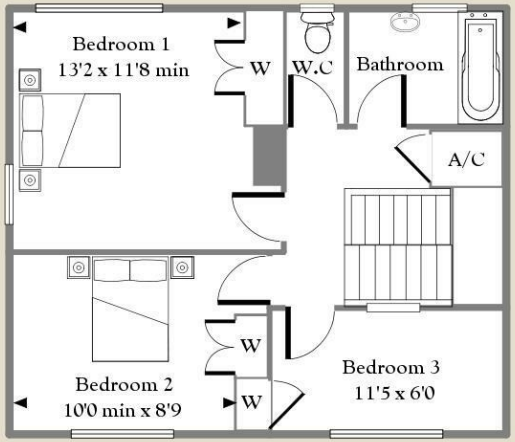


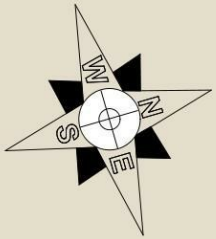




Mount Close, South Newbury







APPROX. GROSS INTERNAL FLOOR AREA 1212 sq.ft (113sqm) (Including Garage)
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.

