

# HILLIER & WILSON



Russell Road  
Newbury



# Russell Road Newbury Berkshire RG14 5LA

A charming three bedroom Victorian terrace house, beautifully presented throughout and ideally located close to Newbury town centre and within the catchment of both the highly-regarded St John’s primary and St Bart’s secondary schools. Benefits include gas central heating, uPVC double glazing, good-sized south facing rear garden and a recently re-fitted bathroom and kitchen. The ground floor comprises entrance hall, sitting room, dining room with French doors onto the garden and fitted shaker-style kitchen. Upstairs there are two double bedrooms, an additional bedroom and a modern family bathroom. Externally the property has an immaculately kept, part-walled rear garden with patio area, shed and lawn with flower bed border. Parking is on the road via Resident Parking Permit, obtained from West Berks council. Russell Road is very conveniently located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

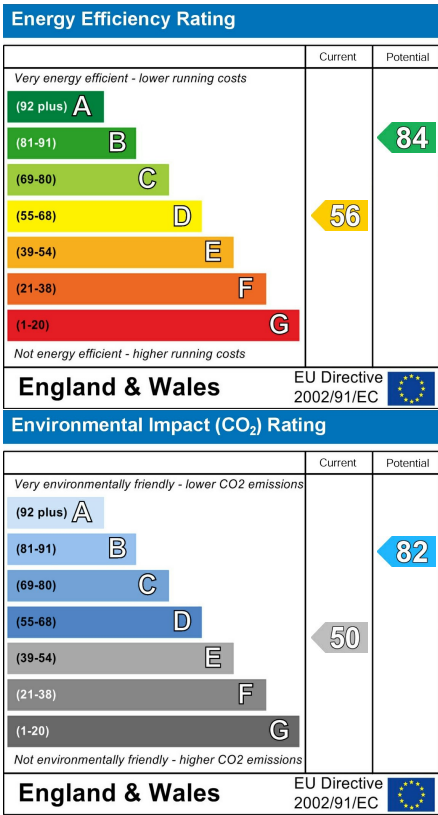
**Services:**  
Mains services are connected.

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

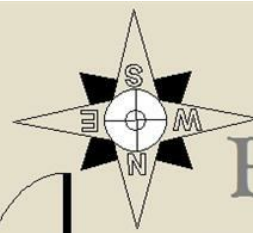
**Council Tax:**  
Band C

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

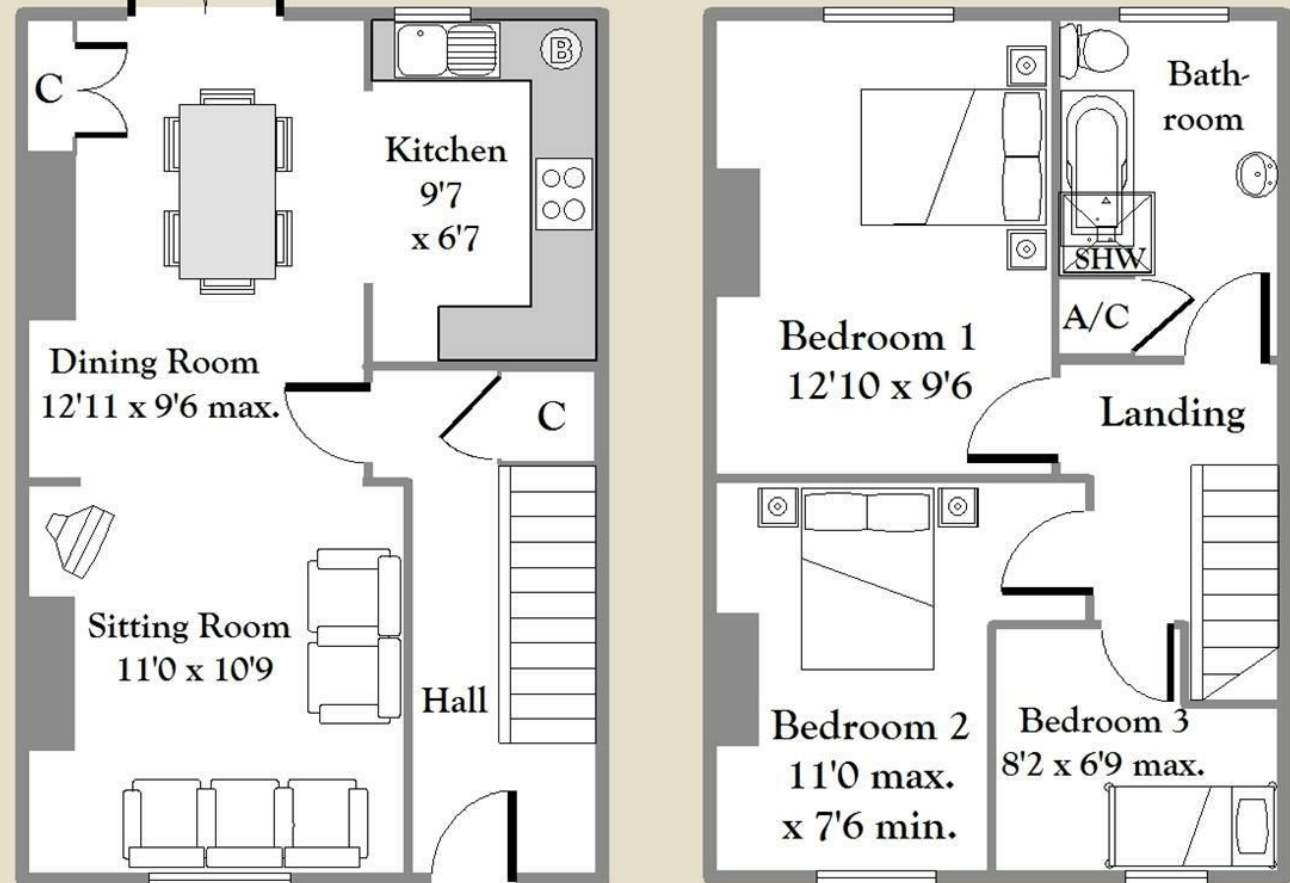
**Directions**  
From Hillier & Wilson’s office continue along Bartholomew Street in the direction of the town centre and then turn left at the mini-roundabout into Craven Road. Turn right into Blenheim Road and then go straight ahead into Russell Road. The property will be found on the left hand side.



# H&W



## Russell Road, Newbury



**APPROX. GROSS INTERNAL FLOOR AREA: 808 sq.ft**

**For identification only - Not to scale**

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.



