

HILLIER & WILSON



Craven Road
Newbury

Craven Road Newbury Berkshire RG14 5NG

A charming Victorian town house located just a few minutes' walk from Newbury town centre, within the catchment area of both the highly-regarded St John's and St Bart's schools. The property benefits from uPVC double glazing, gas central heating, a southerly facing rear garden and off road parking. The ground floor comprises entrance hall (with doorway to the cellar), a sitting room with feature fireplace and a stunning extended kitchen/breakfast/family room with wood burning stove, French doors to the garden and a separate utility/cloakroom. On the first floor there are two double bedrooms, each with fitted wardrobes, and a recently refitted, modern family bathroom. On the top floor there are two further double bedrooms and a walk-in loft storage space with potential to convert (subject to usual consents). Externally there is a walled front garden and an attractive, well-kept rear garden, mostly laid to lawn with a patio area, mature borders and gated access to the parking at the rear. Craven Road is ideally located just a short walk from Newbury 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 D

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

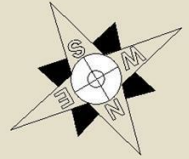
Directions
From Hillier & Wilson offices proceed north on Bartholomew Street. Take the second left onto Craven Road where the house can be found on the left hand side after a short distance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

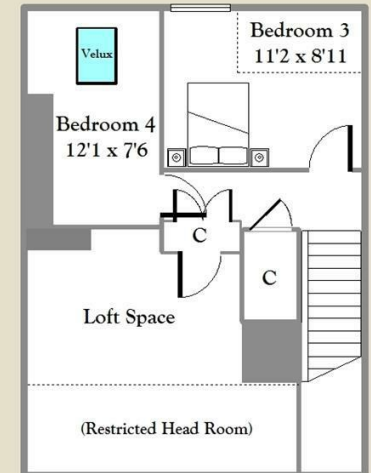
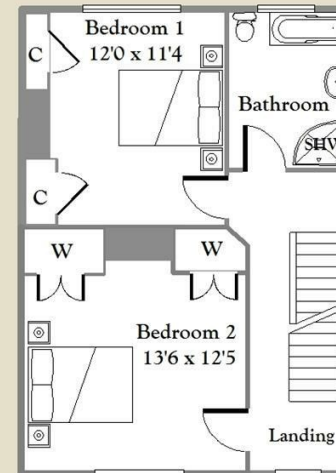
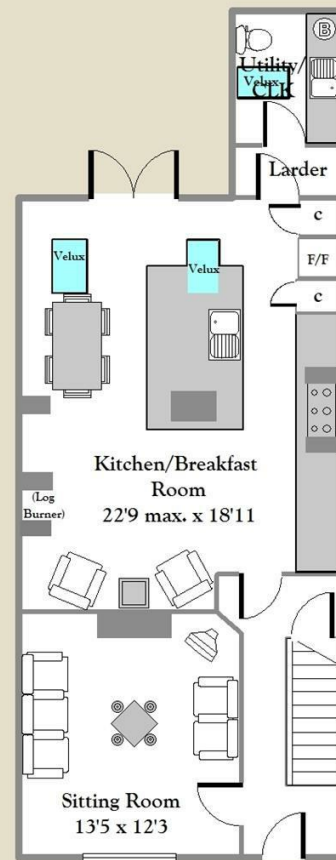




Craven Road South Newbury.



APPROX GROSS INTERNAL FLOOR AREA 1,717 sq. ft
(Excluding Cellar) - 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.

