

HILLIER & WILSON

Craven Road
Newbury



Craven Road Newbury West Berkshire RG14 5NR

A charming four bedroom Victorian family home located in a popular residential road in the Westfields area of Newbury. The property boasts characterful features including open fireplaces, original flooring and original sash windows whilst other benefits include gas central heating. The ground floor comprises entrance hall, sitting room, dining room, hand built kitchen/breakfast room with larder, shower/utility room and garden room. Upstairs, there are three double bedrooms (one of which has a built-in wardrobe), a further bedroom and a family bathroom. Externally, there is a private cottage garden which has mature tree/flower bed borders and a patio seating area, whilst to the front there is on street parking along the road. Craven Road is close to the canal, with a short walk beside it into town and picturesque walks into the countryside. It is also within distance of local schools and the 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 E

Viewing:

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

Directions

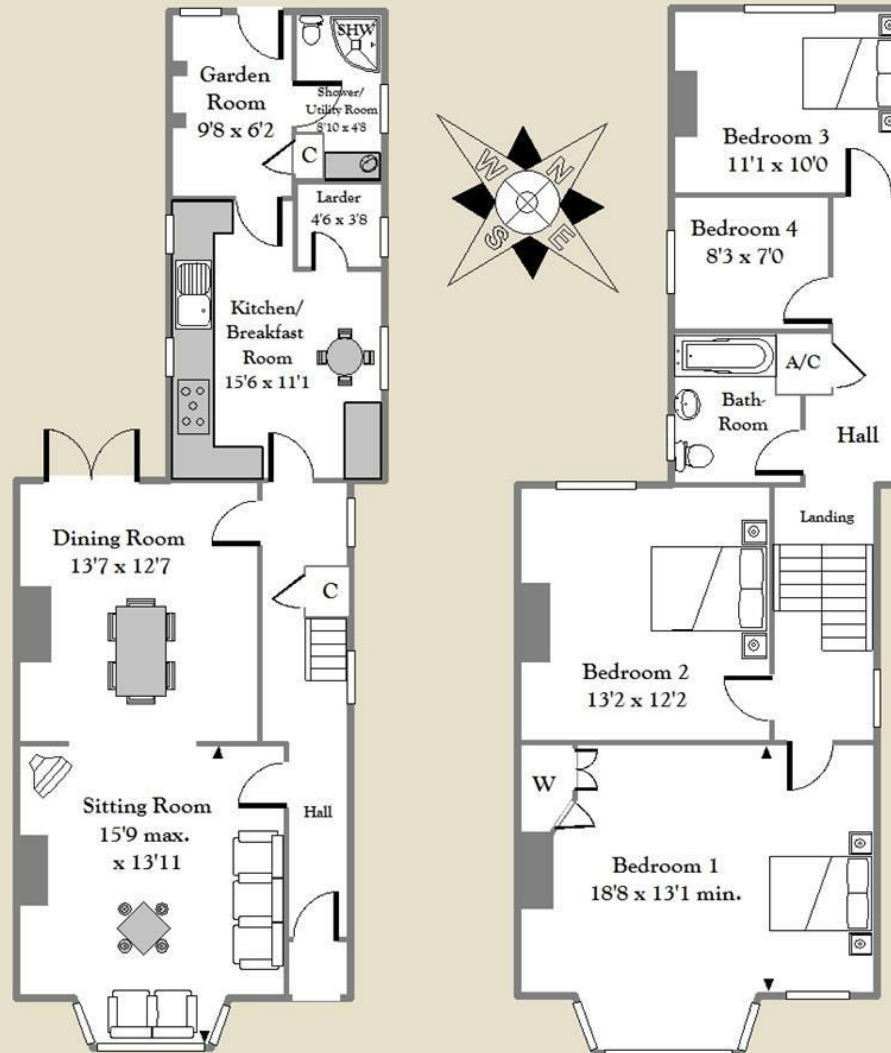
From Hillier & Wilson offices proceed west along Pound Street which becomes Enborne Road. Take the first right onto Rockingham Road, proceed down Rockingham Road until you come to T junction. Turn left onto Craven Road, a short distance along Craven Road the property can be found on the right hand side.



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APPROX. GROSS INTERNAL FLOOR AREA 1599 sq.ft.
For identification only - Not to scale - Hillier & Wilson LTD.

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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.

