

Balfour Crescent  
Newbury





# Balfour Crescent Newbury Berkshire RG14 6SP

A two bedroom property located on a popular residential road in Wash Common, ideal for first time or investment buyers. The property falls within the catchment area of the highly regarded Falkland Primary School whilst other benefits include gas central heating, uPVC double glazing and garage in a separate block. The ground floor comprises porch, sitting room, dining area, kitchen and utility room; whilst upstairs there are two double bedrooms (one with fitted cupboard) and a family bathroom. Externally there is an enclosed, westerly facing rear garden which is mainly laid to lawn with a mature flower bed border and a gate which leads you to a garage in a block, just a short walk away; whilst to the front is off road parking via driveway. Balfour Crescent is conveniently located on the south side of Newbury, close to the local shops and amenities of Wash Common whilst just a short drive from Newbury town centre and railway station.

**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**

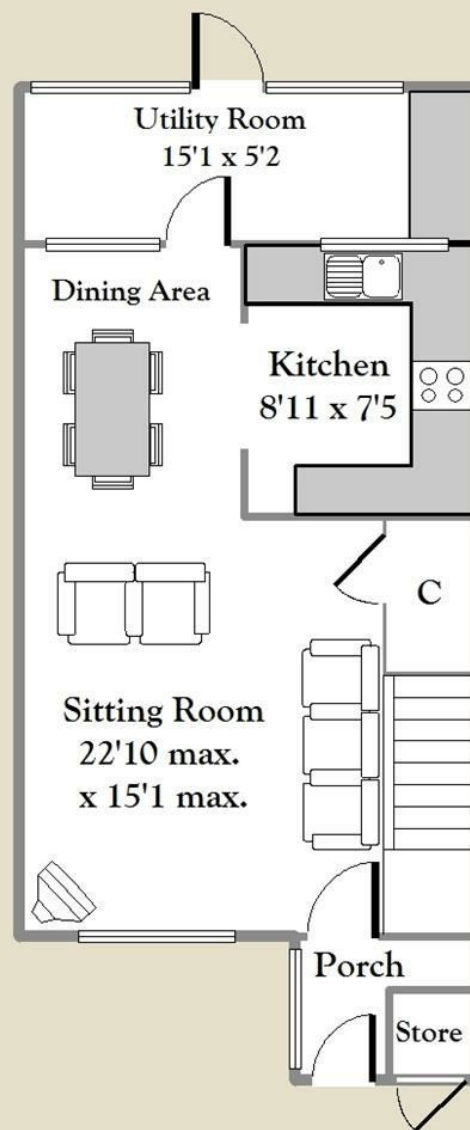
**Directions**  
From Hillier & Wilson offices proceed south out of the town and at the St John’s roundabout turn right onto Andover Road. Proceed up the Andover Road for approximately one mile and at the junction with the two mini roundabouts turn right into Essex Street. Proceed all the way around Essex Street which leads into Enborne Street. After approximately one mile turn left into Villiers Way. Then take the first right into Meyrick Drive, then first right again into Balfour Crescent, follow the road around and the property will be on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	87
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

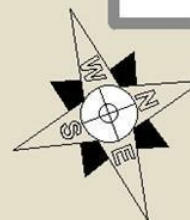
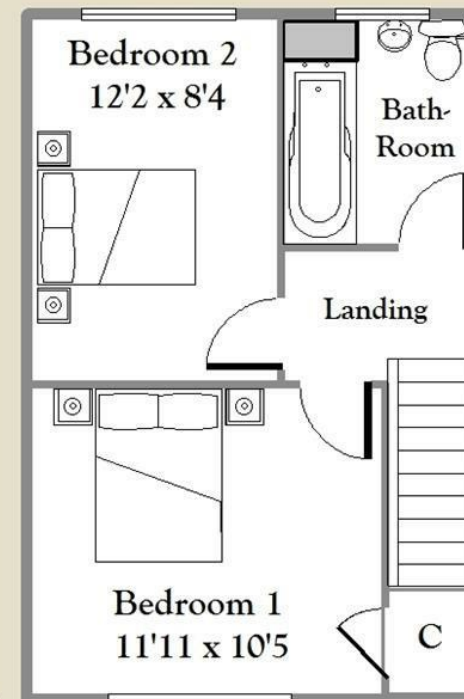




Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044



# Balfour Crescent Newbury



APPROX GROSS INTERNAL FLOOR AREA 792 sq. ft.  
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.



