

HILLIER & WILSON



Gloucester Road
Newbury

Gloucester Road Newbury Berkshire RG14 5JP

A charming two bedroom end of terrace cottage, beautifully presented and located in the very popular Westfields area of central Newbury, within the catchment of both the highly regarded St John’s and St Bart’s schools. The property benefits from spacious accommodation, gas central heating, uPVC double glazing and a private rear garden. The ground floor comprises entrance hall, family room with working fireplace, sitting room - also with working fireplace and fitted cabinetry, breakfast area, porch area with back door to the garden, and a stunning shaker-style fitted kitchen. Upstairs is the master bedroom with fitted wardrobes, a further spacious double bedroom and a large family bathroom with twin vanity unit. Externally, there is a gated front garden and an enclosed rear garden with two patio areas and lawn bordered by mature plants and shrubs. Parking is on-street via Resident Parking Permit, obtained from West Berks Council. Gloucester Road is ideally located just a short walk from 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 our office proceed along Pound Street taking the first right into Rockingham Road. At the junction, turn left onto Craven Road then right into Blenheim Road and at the junction turn left onto Gloucester Road where the property can be found on the right.

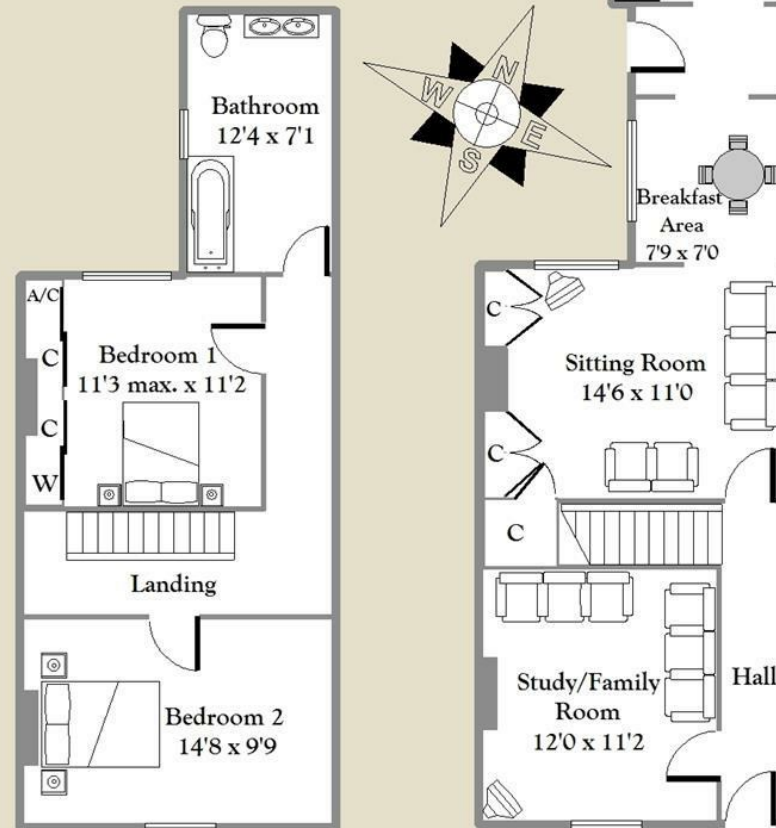
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	44
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



H&W



Gloucester Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 838 sq.ft
Hillier & Wilson LTD - For identification only - Not to scale

H&W



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.

