

HILLIER & WILSON



Westgate Road
(1699 sq.ft)

Westgate Road (1699 sq.ft) Newbury Berkshire RG14 6BL

A beautifully presented 1930's four bedroom family home situated in a favoured location in South Newbury, within the highly regarded St. Bartholomew's School catchment area. The property benefits from gas central heating, uPVC double glazing, integral garage and off road parking. The ground floor comprises entrance hall, dining room, sitting room with log burner, large family room, shower/utility room and a Neptune kitchen/breakfast room with granite work-tops and underfloor heating. Upstairs there are three double bedrooms, an additional bedroom and a modern family bathroom. Externally, the property has a block paved driveway to the front, an integral garage with a new electric roller door and a large, private rear garden which is mostly laid to lawn with mature borders and a patio area. Westgate Road is very conveniently located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington.

Services:

Mains services are connected.

EPC:

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

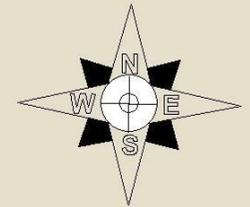
From Hillier & Wilson offices proceed along Pound Street which in turn leads onto Enborne Road, take the fourth turning on the right onto Westgate Road follow along the road to the T junction, turn left and the property can be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

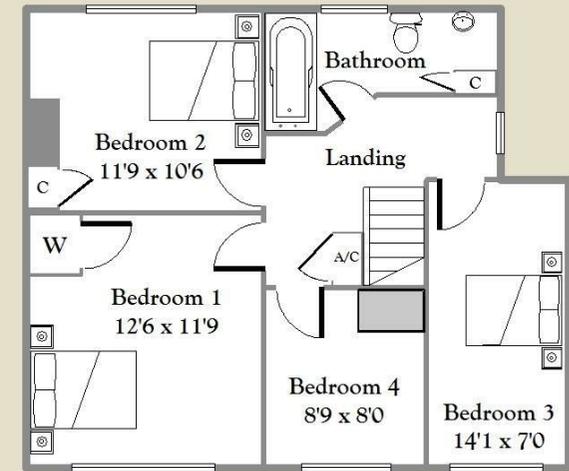
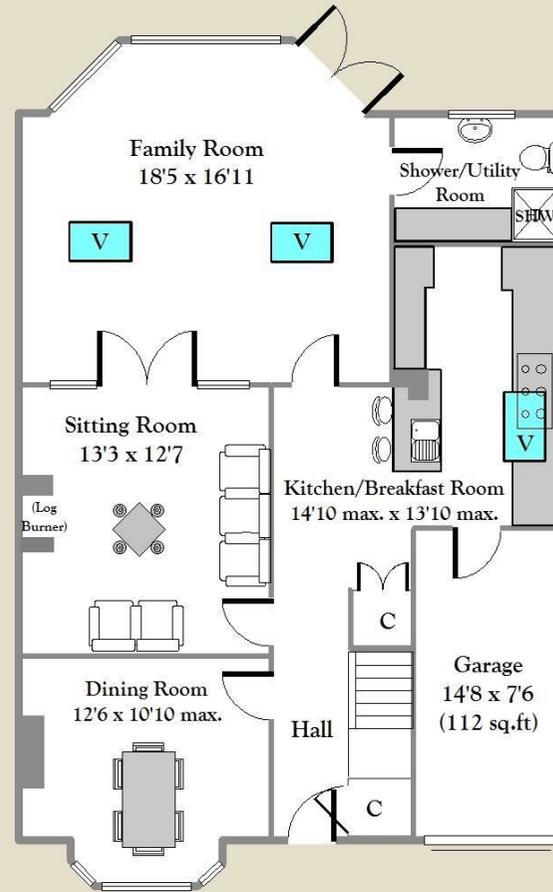




Westgate Road Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1699 sq.ft
(Including Garage)
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.

