

HILLIER & WILSON

Arthur Road  
Newbury



# Arthur Road Newbury Berkshire RG14 6BG

An attractive four bedroom semi-detached family house, ideally located on a popular residential road close to town and within the catchment area of the highly regarded St Bart's school. The property benefits from gas central heating, uPVC double glazing and enclosed rear garden and some original period features. The ground floor comprises large storm-porch, entrance hall, sitting room, family room with wood burning stove, dining room with French doors to the garden, cloakroom, modern shaker-style kitchen/breakfast room and a small conservatory/utility area. Upstairs there is a spacious master bedroom, a further double bedroom, two additional bedrooms and a family bathroom with separate walk-in shower. Externally, there is a low maintenance front garden and a well-kept rear garden with decked seating area, lawn and two sheds. Arthur Road is very conveniently located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

**Services:**  
Mains services are connected.

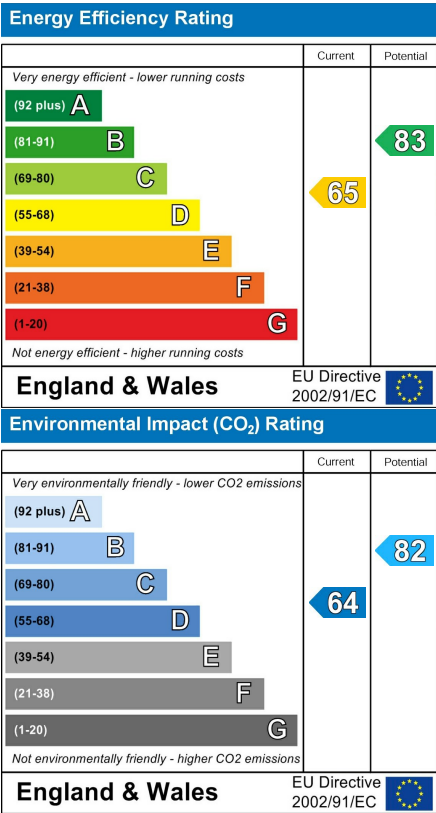
**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

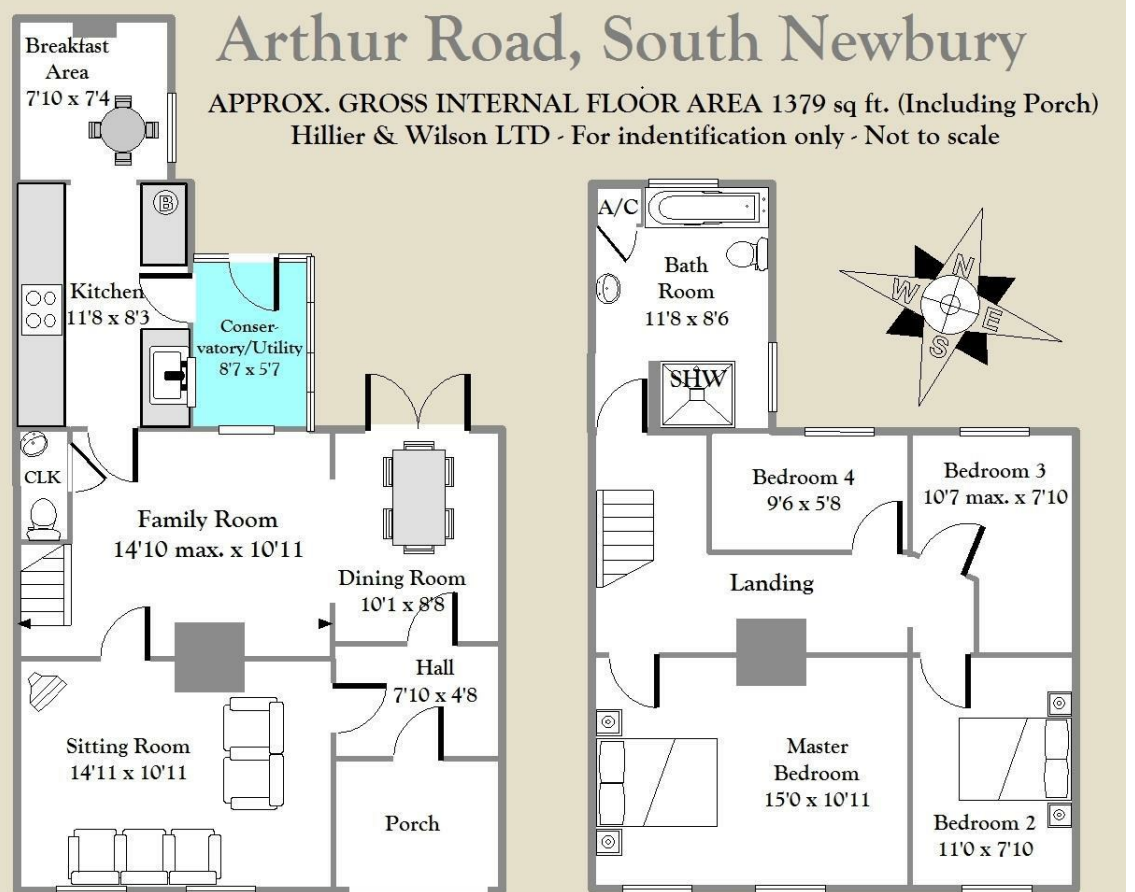
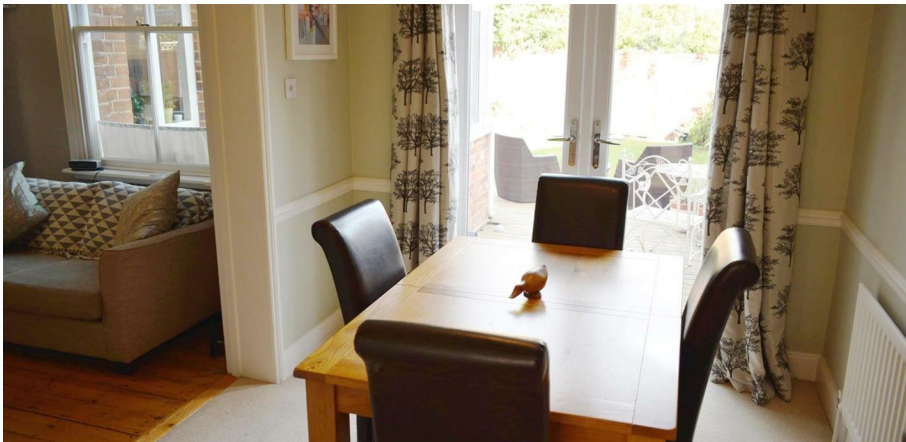
**Council Tax:**  
Band D

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

**Directions**

From Hillier & Wilson offices turn right onto Pound Street take third turning on the right onto Rosemary Terrace, then next right onto Arthur Road. The property can be found on the left hand side.





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.



