

HILLIER & WILSON

York Road  
Newbury





# York Road Newbury Berkshire RG14 7NR

A beautifully presented family home located on a popular residential road within walking distance of the town centre and railway station. The property boasts characterful features, whilst other benefits include gas central heating, uPVC double glazing and a large garage to the rear of the property. The ground floor comprises entrance porch, sitting room with log burner, dining room, cloakroom and stunning kitchen/breakfast room with bi-folding doors out onto the garden. Upstairs there are two double bedrooms (one of which has built-in wardrobes) a nursery/home office and a family bathroom with separate walk-in shower. Externally there is a landscaped rear garden which has a lawn surrounded by mature flower bed/hedge borders and a patio seating area. There is also access to the large garage which lies at the bottom of the garden, accessible by car via a track that runs behind York Road. York 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. NO ONWARD CHAIN

**Services:**

Mains services are connected.

**EPC: Rating D**

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

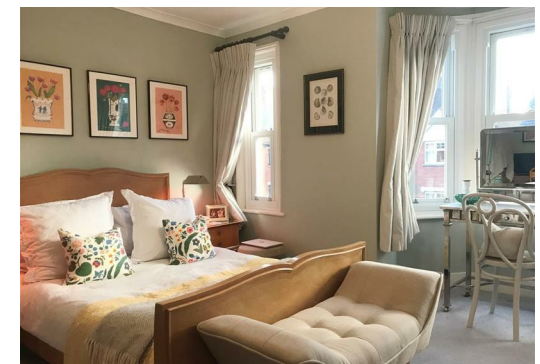
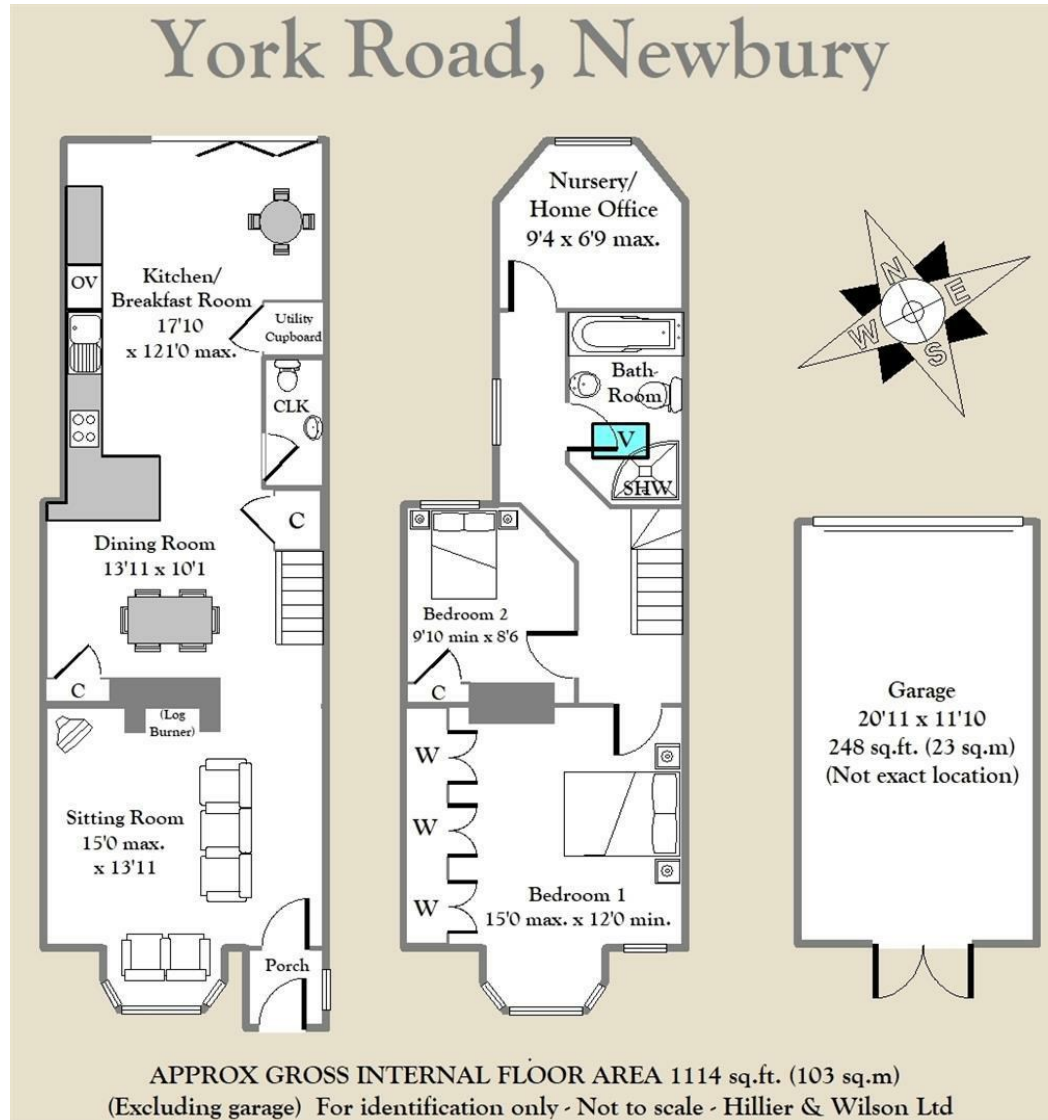
**Directions**

From Hillier & Wilson offices proceed south on Newtown Road at the roundabout take first exit onto St Johns Road, at the next roundabout go straight ahead onto Greenham Road, after a short distance you will come to two mini roundabouts take the first exit onto Queens Road and then next right onto York Road and the property can be found down on the left.





# HILLIER & WILSON



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.



