

HILLIER & WILSON

Craven Road
South Newbury



Craven Road Newbury Berkshire RG14 5NJ

A well-presented, substantial Victorian family home located in the popular Westfields area of Newbury, just a stone's throw from Newbury town centre. The property is within walking distance of the railway station and falls within the catchment area of both the highly regarded St. Johns primary and St Bart's secondary schools, whilst other benefits include uPVC double glazing and gas central heating with combi boiler. The ground floor comprises hallway, sitting room with bay window, dining/family room, cloakroom and kitchen/breakfast room with double doors to the rear garden. On the first floor there is a master bedroom with bay window and en-suite, a further double bedroom and large family bathroom. On the second floor there are two double bedrooms and a shower room. Externally, there is an attractive part-walled, landscaped rear garden with patio area, lawn and gated rear access. There is also potential for off road parking. Craven Road is ideally located for all the shops and amenities of the town centre as well as the excellent road and rail links nearby, including easy access to the A4, A34, M4 at Jct 13, and a direct railway line to London Paddington taking less than an hour.

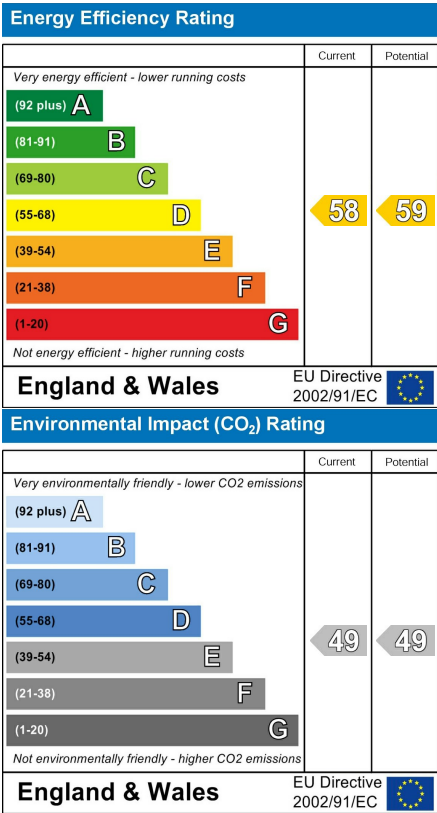
Services:
Mains services are connected.

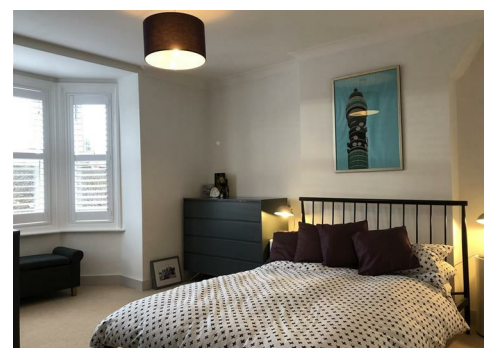
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

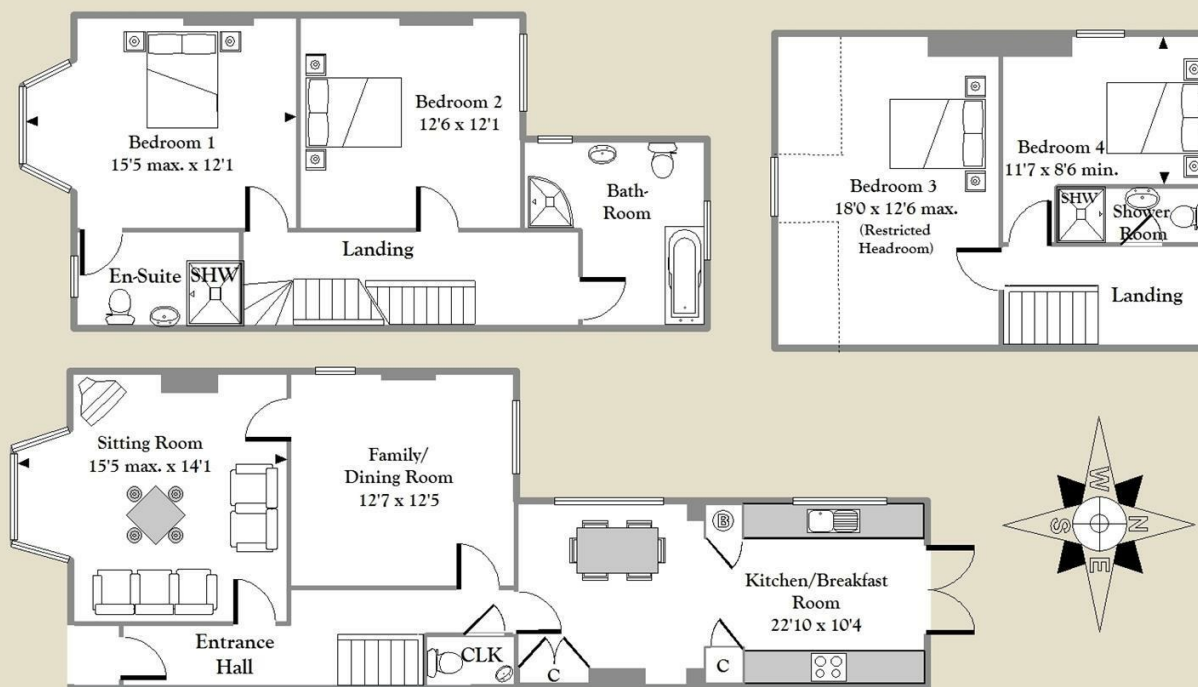
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices turn left onto Bartholomew Street take second turning on the left at the mini roundabout onto Craven Road, the property can be found on the right hand side just after the turning for Kennet Road.





Craven Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1745 sq ft - Hillier & Wilson LTD - 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.

