



HILLIER & WILSON

Russell Road
Newbury

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Russell Road West Fields Newbury RG14 5LA

A charming two bedroom Victorian home located in the popular West Fields area of Newbury, just a stone's throw from the town centre. The property is ideal for first time or investment buyers whilst other benefits include gas central heating and uPVC double glazing. The ground floor comprises sitting room, dining room with log burner, kitchen and bathroom, whilst upstairs there are two double bedrooms. Externally, there is a well-kept rear garden which is mainly laid to lawn with mature flower bed borders, a patio seating area and storage shed. Parking is on the road to the front of the property via resident permit. Russell Road is just a few minutes' walk from the town centre and railway station which provides regular direct links to London Paddington taking less than an hour. There are also excellent road communications nearby including the A34, A4 and M4 at Junction 13.

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

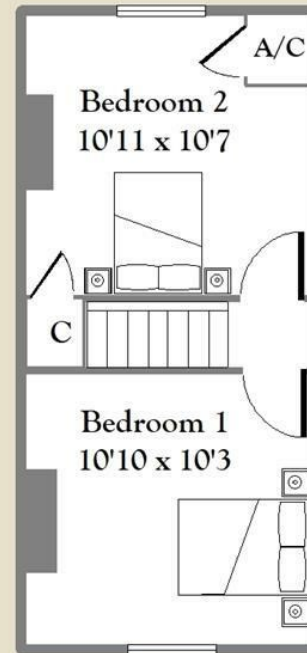
**Directions**

From Hillier & Wilson's office continue along Bartholomew Street in the direction of the town centre and then turn left at the mini-roundabout into Craven Road. Turn right into Blenheim Road and then go straight ahead into Russell Road. The property will be found on the left hand side.

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Russell Road Newbury



APPROX. GROSS INTERNAL FLOOR AREA 614 sq.ft.
For identification only - Not to scale - Hillier & Wilson LTD

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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.

