

HILLIER & WILSON



Henshaw Crescent
(1390 sq.ft)

Henshaw Crescent (1390 sq.ft) Newbury Berkshire RG14 6ES

A well-presented three bedroom semi-detached family home located in a popular area of south Newbury, within the catchment area of the highly regarded John Rankin and St. Barts schools. The property offers potential to extend (subject to the usual planning consents) whilst also benefiting from gas central heating, uPVC double glazing and garage. The ground floor comprises porch, entrance hall, sitting room, conservatory, dining room with access onto the garden, kitchen, W.C and utility room; whilst upstairs there are three double bedrooms (all of which have built-in cupboards) and a family bathroom. Externally, there is an enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio area whilst to the front, there is off road parking via driveway. Henshaw Crescent is conveniently located for the shops and amenities of Wash Common within walking distance, whilst Newbury town centre and mainline railway station are just a short drive away.

Services:
Mains services are connected.

EPC:
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 turn right down Pound Street which then becomes Enborne Road turning left into Kingsbridge Road, at the end turn right then next left into Valley Road. Then take the second turning into Henshaw Crescent and the property can be found down on your left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

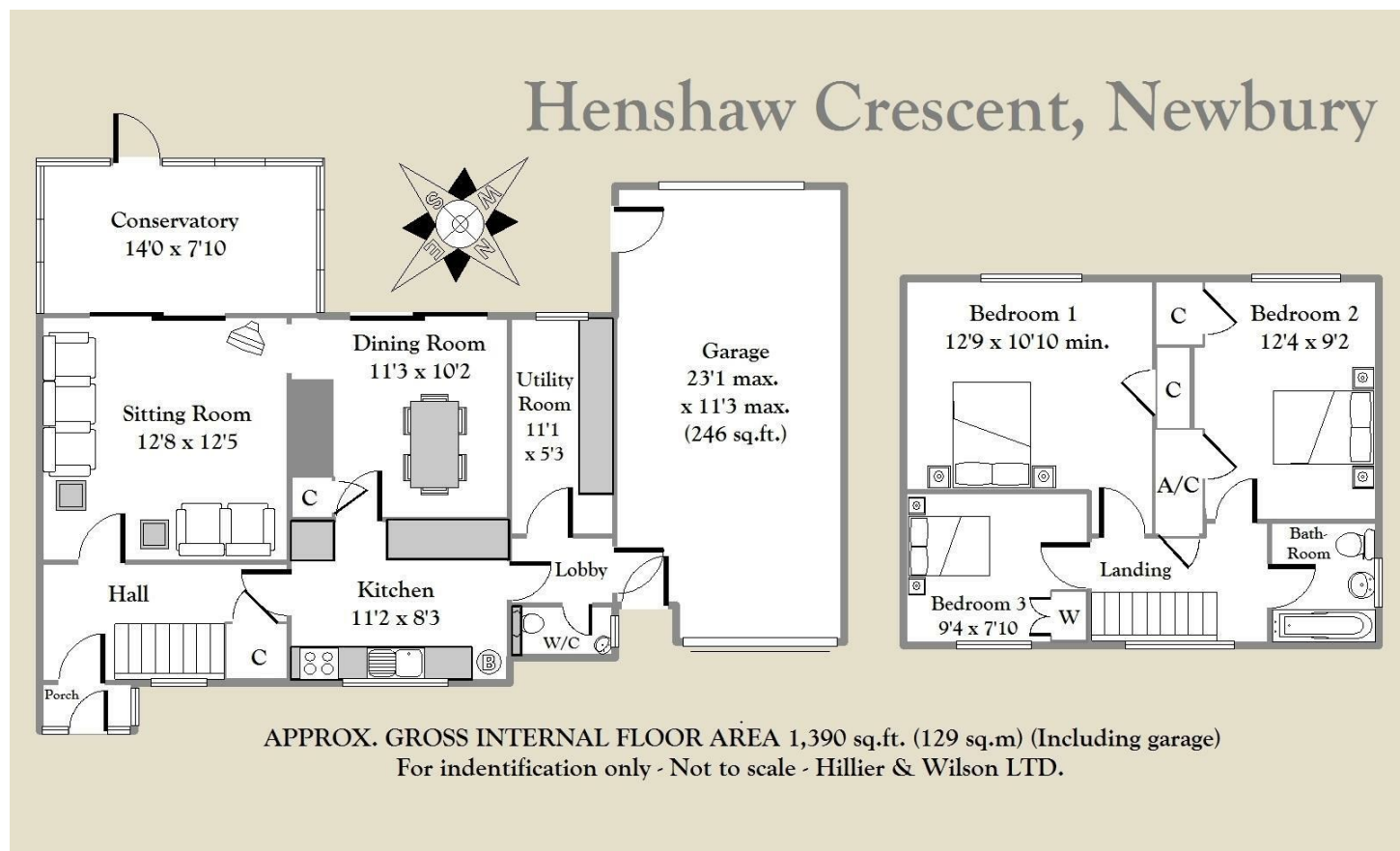
England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & WalesEU Directive 2002/91/EC





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.

