

HILLIER & WILSON



Berkeley Road
South Newbury

Berkeley Road Newbury West Berkshire RG14 5JE

An attractive and beautifully presented semi-detached period house located in the popular West Fields area of central Newbury, within the catchment of both the well-regarded St John's and St Bart's schools. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and some original period features. The ground floor comprises porch, entrance hall, cloakroom, sitting room with bay window and open fireplace, dining room with open fireplace and French doors to the garden, family room/snug and Shaker style kitchen/breakfast room with French doors to the garden. Upstairs there is a spacious master bedroom with en-suite shower room, a second double bedroom, a large family bathroom with roll-top tub and walk-in shower and a study with skylights and eaves storage space. On the top floor, the loft has been converted to provide a further double bedroom. Externally, there is a low maintenance front garden, gated off road parking to the side of the house and a freestanding garage. To the rear of the house is a charming enclosed garden with two decked seating areas, lawn, mature borders and established flower beds. Berkeley 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 D

Viewing:

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

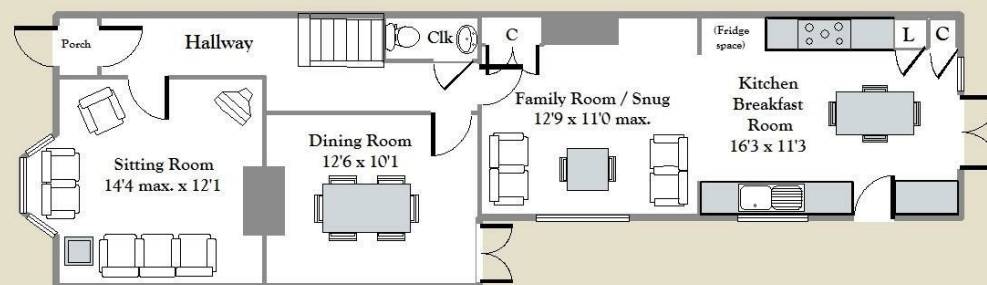
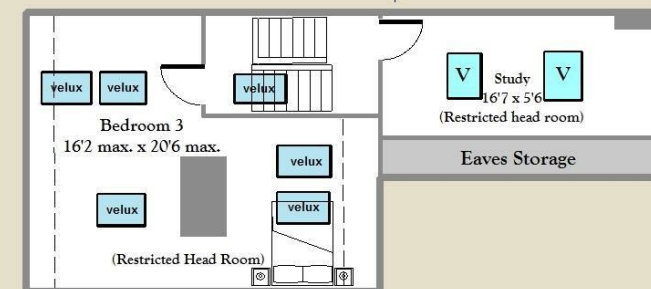
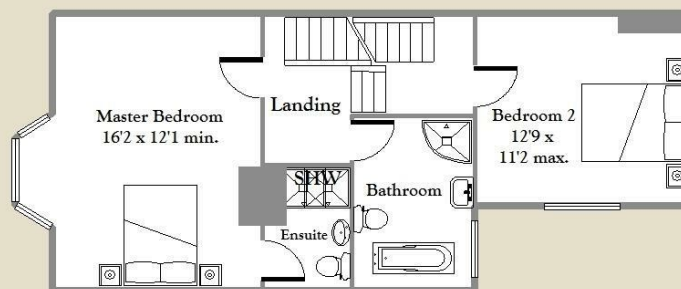
Directions

From the office of Hillier & Wilson turn left along Bartholomew Street to the mini roundabout then turn left onto Craven Road. Take the second right onto Blenheim Road and next right onto Berkeley Road, the property can be found on the left hand side.





Berkeley Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA: 1744 sq.ft - (Including restricted head room)
(Excluding Garage) 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.

