

HILLIER & WILSON



West Street  
Central Newbury

# West Street Newbury Berkshire RG14 1BE

A charming period two-bedroom house ideal for first time or investment buyers, located in Newbury town centre. The property is just a stone's throw from the high street, whilst other benefits include gas central heating and uPVC double glazing. The ground floor comprises sitting room, dining room and modern kitchen. Upstairs is the master bedroom, a second double bedroom and family bathroom. Externally there is a rear garden which is fully paved, whilst to the front, parking is on the road via Resident Parking Permit obtained from West Berks Council. West Street is ideally located for the shops and restaurants of Newbury town centre as well as the mainline railway station which provides regular direct links to London Paddington taking less than an hour.

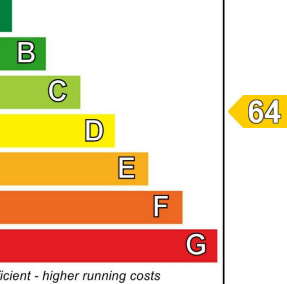


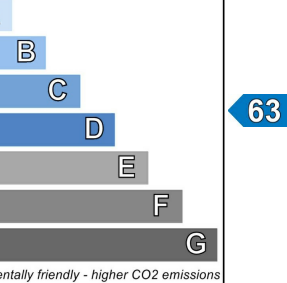


**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band C

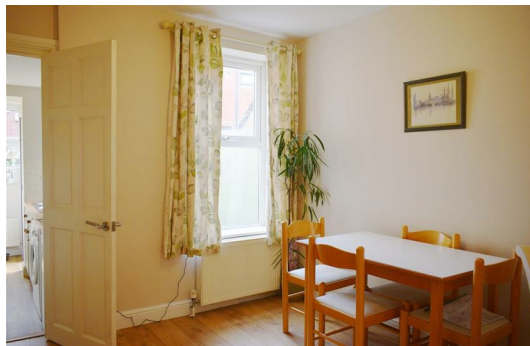
**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**  
From the Robin Hood interchange onto the London Road travel onwards towards the clock tower turn left, then proceed onward and take the next right onto West Street, proceed to end of the road, turn left and follow the road to the end where the property will be on the left.

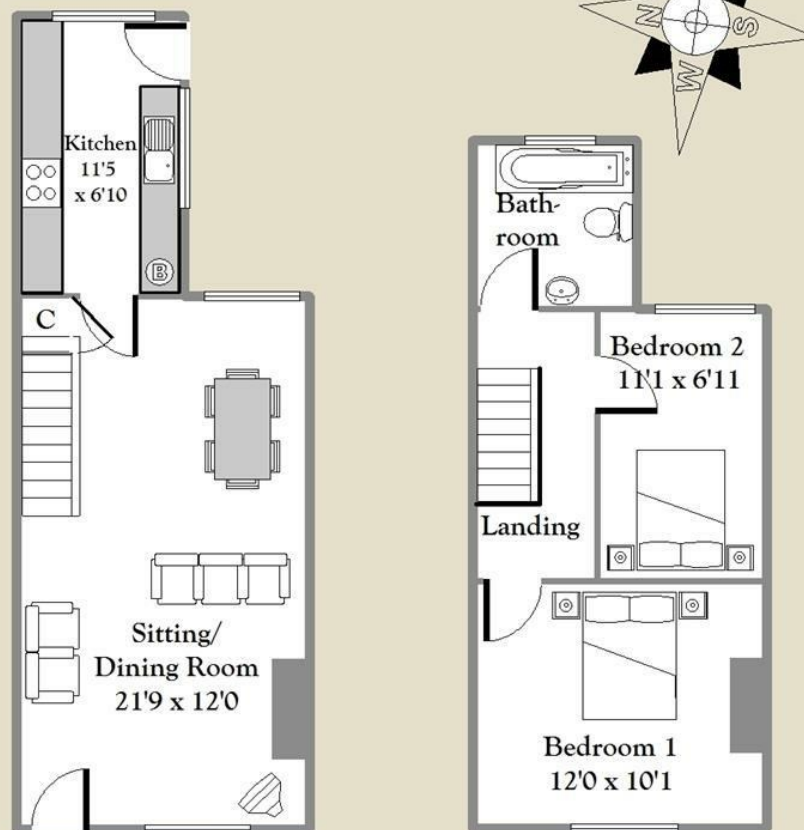
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



# H&W

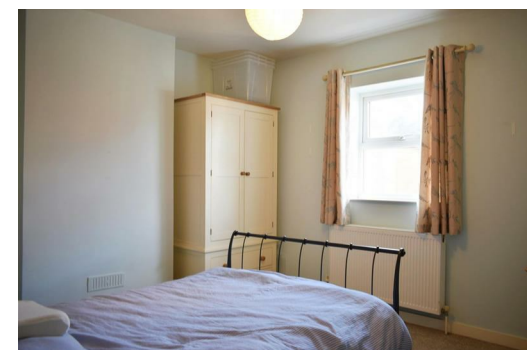
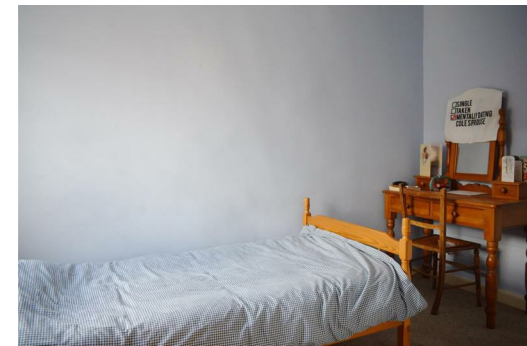


## West Street Central Newbury



APPROX. GROSS INTERNAL FLOOR AREA 663 sq ft.  
For identification only - Not to scale - Hillier & Wilson LTD.

# H&W



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.

