

HILLIER & WILSON



Berkeley Road, Newbury, RG14 5JE

Berkeley Road, Newbury

A three bedroom family home arranged over three floors, located in the sought after West Fields area of Newbury, just a stone's throw from the town centre. The property benefits from gas central heating and uPVC double glazing. The ground floor accommodation comprises hall, sitting room, dining room and kitchen with access out onto the garden. The first floor offers a double bedroom and a family bathroom with separate shower. On the top floor, there are two further double bedrooms, one of which has elevated views over greenery and West Mills Allotments. Externally there is an enclosed rear garden which is mainly patio with mature plants/shrubs, storage shed and access via a side gate beside the alleyway; whilst to the front, there is permit parking obtained from West Berkshire Council. Berkeley Road is close to the Kennet and Avon Canal offering country walks and just a short walk from the train station as well as the shops and restaurants of the town centre. The historic town of Newbury also offers good transport links with London being under an hour away by train. The property also falls within the catchment area of the highly regarded St John's and St Bart's schools.





- THREE BEDROOM FAMILY HOME
 - ARRANGED OVER THREE FLOORS
- SOUGHT AFTER WEST FIELDS AREA OF NEWBURY
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
 - GAS CENTRAL HEATING
 - STONES THROW FROM THE TOWN CENTRE

Services:

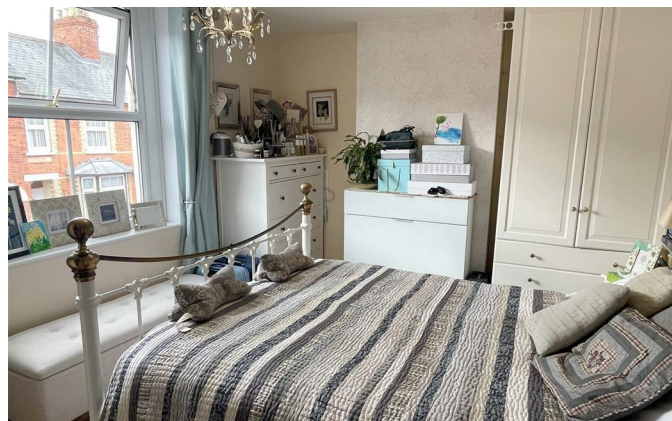
Mains services are connected

EPC: Rating D

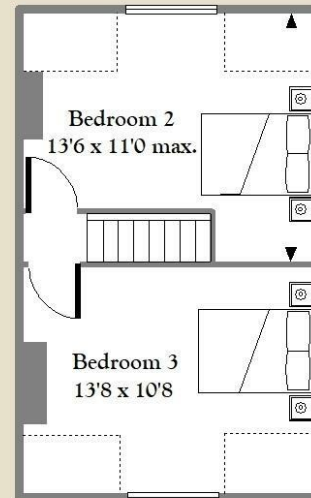
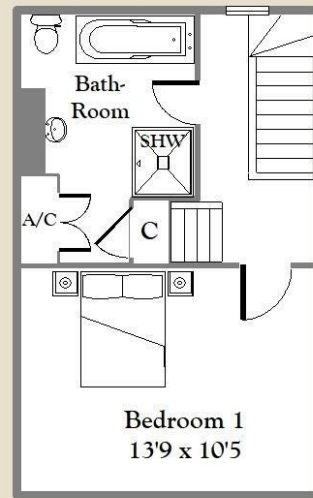
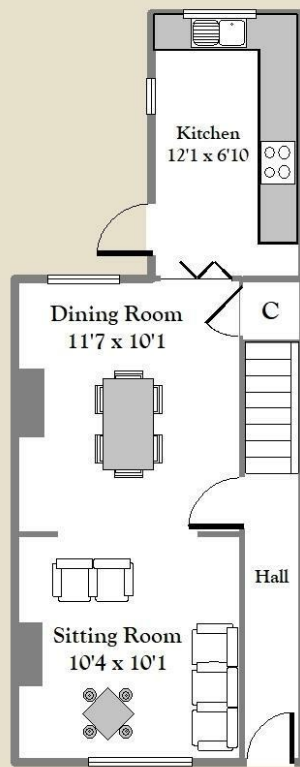
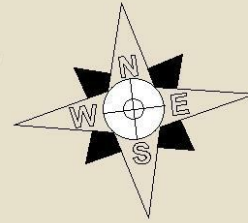
Full results can be sent on request

Council Tax:

Band C



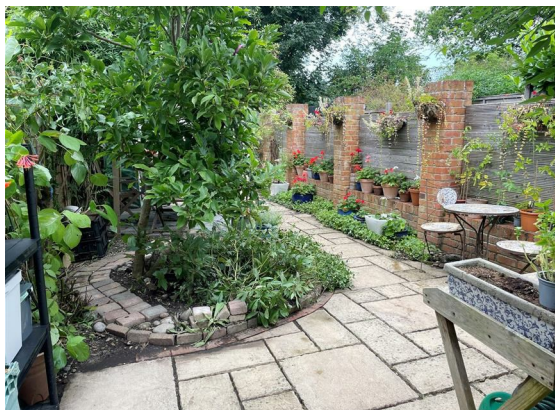
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APPROX GROSS INTERNAL FLOOR AREA

1070 sq.ft. (99 sq.m) For identification only - Not to scale - Hillier & Wilson LTD

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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.

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