



HILLIER & WILSON

Battle Road  
Newbury



# Battle Road Newbury Berkshire RG14 6QU

A versatile three/four bedroom detached family home located in a desirable residential area on the south side of Newbury. The property has been extended by the current owners, creating spacious living accommodation and having been recently refurbished, is presented in immaculate order whilst also benefitting from gas central heating, uPVC double glazing and off road parking. The ground floor comprises entrance hall, cloakroom, office/bedroom with built in wardrobe, sitting room with French doors onto the garden, shower/utility room and kitchen/breakfast room; whilst upstairs there are two double bedrooms with built-in wardrobes, a further bedroom and a family bathroom. Externally there is an enclosed, low maintenance rear garden which is mainly artificially turfed with a patio seating area and a shed; whilst to the front of the property, there is off road parking via driveway. Battle Road is ideally located, just a short walk from the local amenities of Wash Common and just a short drive away from Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour. NO ONWARD CHAIN

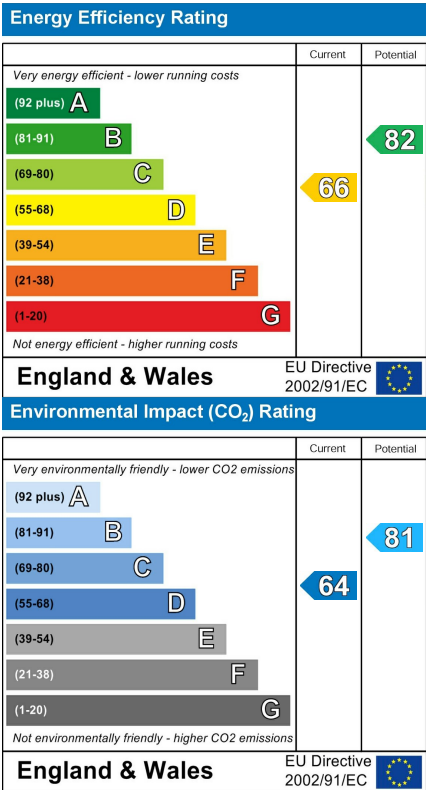
**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band E

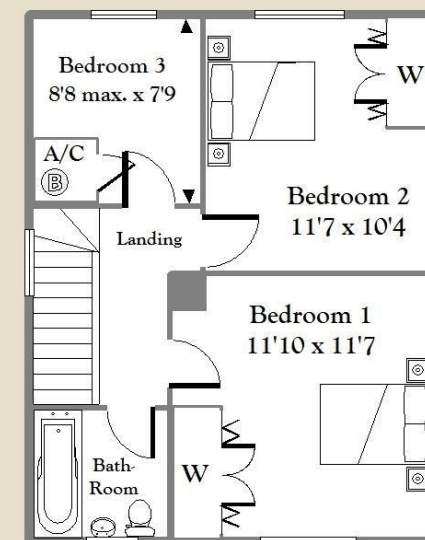
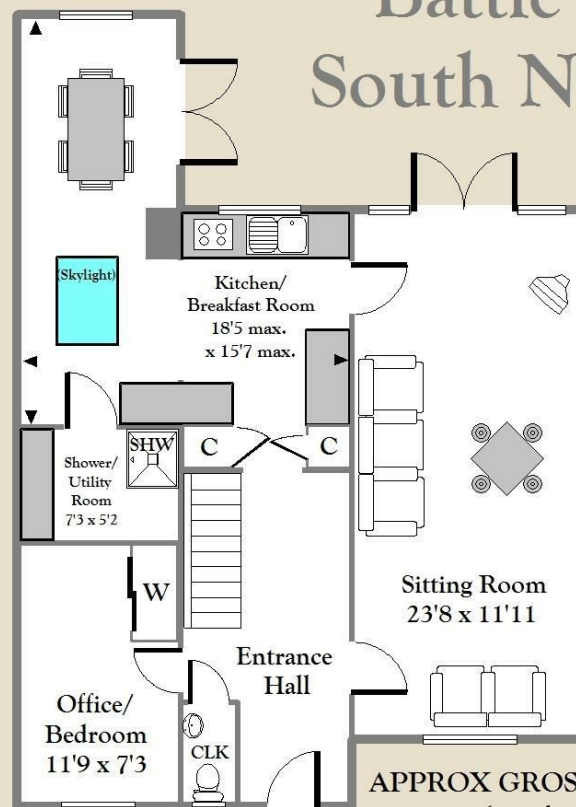
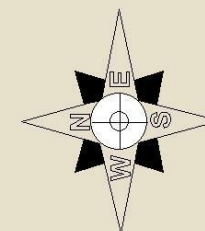
**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**  
From the office of Hillier & Wilson continue along Bartholomew Street heading south. At the St. Johns roundabout take the third exit and proceed along the Andover Road to the two mini-roundabouts. Take the third exit onto Essex Street, proceed along Essex Street, take the fourth left onto Battle Road and the property can be found immediately on the left hand side.





# Battle Road South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1227 sq.ft (113 sq.m)  
For identification only - Not to scale - Hillier & Wilson LTD.

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.



