

HILLIER & WILSON



Howard Road
South Newbury

Howard Road Newbury Berkshire RG14 7QD

A two bedroom ground floor maisonette conveniently located within walking distance of Newbury town centre and railway station. The property is part of a large house conversion and boasts its own private garden whilst also benefitting from gas central heating and uPVC double glazing. The accommodation comprises entrance porch, hallway, sitting room with bay window and feature fireplace, one double bedroom, a further bedroom and a bathroom. Externally, there is a low maintenance rear garden which is mainly laid to lawn with mature tree/hedge surrounds whilst to the front, there is parking via shared driveway. Howard Road is situated on the south side of Newbury, just a short walk from Newbury town centre, whilst Newbury itself is located just 3 miles off Junction 13 of the M4, with excellent road links to all parts of the country and trains run regularly to London Paddington taking less than an hour. The property also falls within the catchment area of the highly regarded St. John's and St. Bart's schools. NO ONWARD CHAIN

Services:

Mains services are connected.
(Service Charges Apply)

EPC:

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

Council Tax:

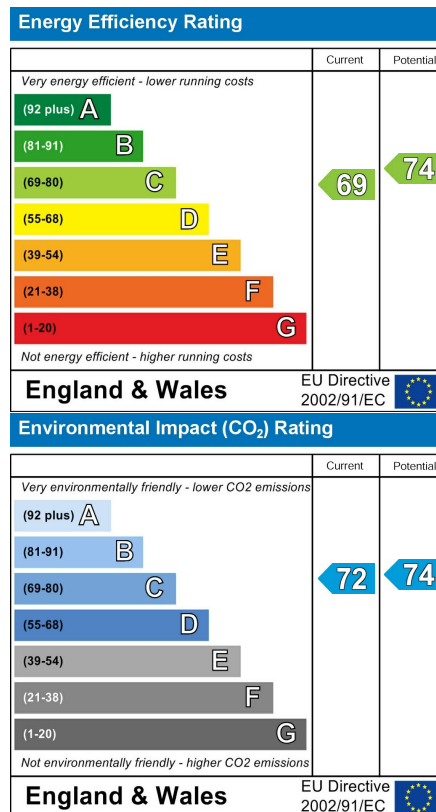
Band B

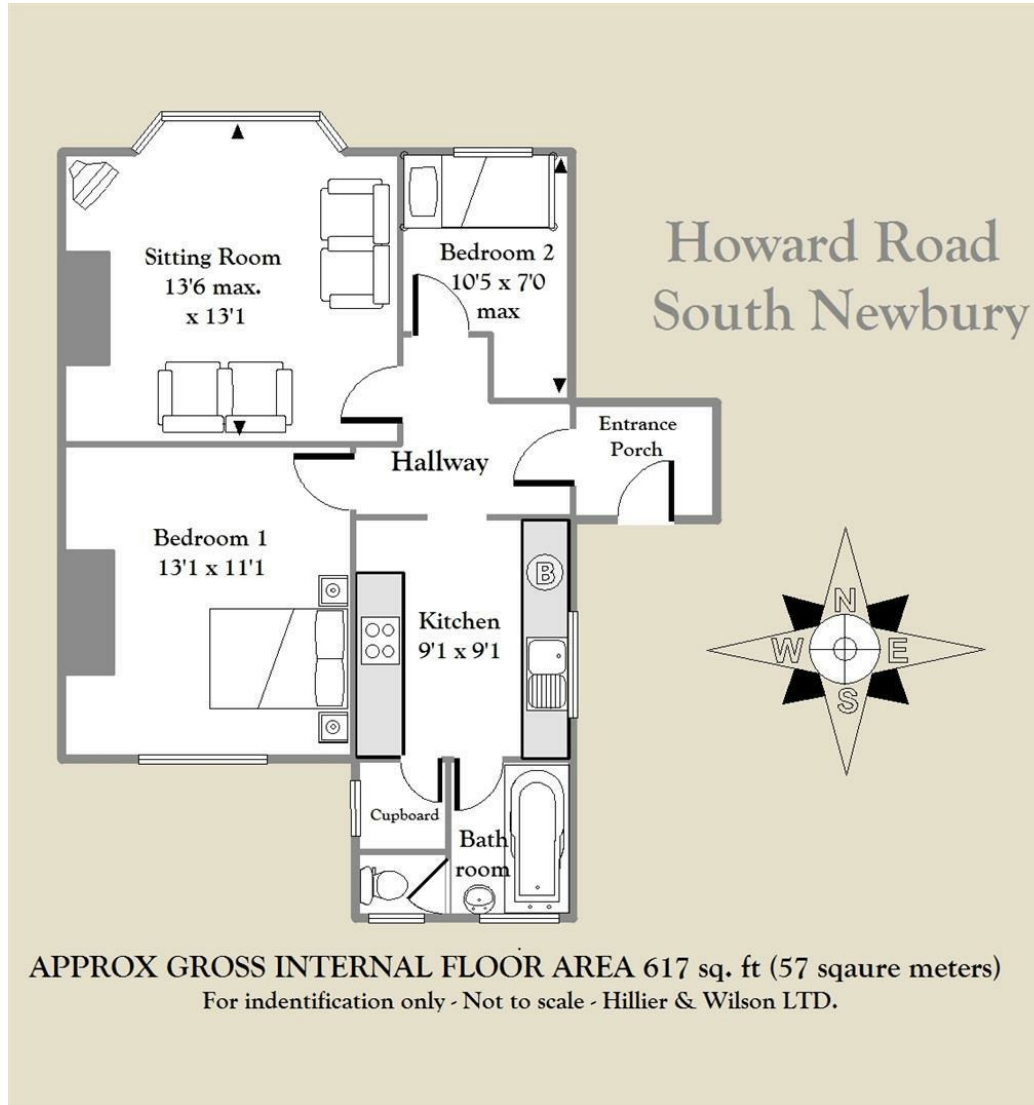
Viewing:

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

Directions

From Hillier & Wilson offices proceed south along Bartholomew Street as if heading out of town, at the roundabout take the first exit along St. Johns Road and take the second exit on the right and proceed to the end of the road. Turn left on Howard Road and the property can be found on the right hand side.





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.

