

HILLIER & WILSON



Craven Road
Newbury

Craven Road Newbury West Berkshire RG14 5NG

A charming two bedroom Victorian terrace property dating from the late 1800's, beautifully presented and very conveniently located for Newbury town centre and railway station. The property falls within the catchment area of both the highly-regarded St John's primary and St Bart's secondary schools, whilst other benefits include gas central heating, uPVC double glazing, underfloor heating to the kitchen and some original period features. The ground floor comprises entrance hall, hallway with study nook, sitting room - all with solid Oak flooring; kitchen/breakfast room, utility area and modern family bathroom with separate shower enclosure. Upstairs there are two double bedrooms and a fitted wardrobe on the landing. Externally the property has a south facing courtyard garden, the majority of which is decked providing a lovely private al fresco dining area. There are currently two permits for on street parking available, these are obtained from West Berks Council. Craven Road is ideally located for the shops and restaurants of Newbury town centre and mainline railway station, both of which are within a short walk of the property.

Services:

Mains services are connected.

EPC: D Rating

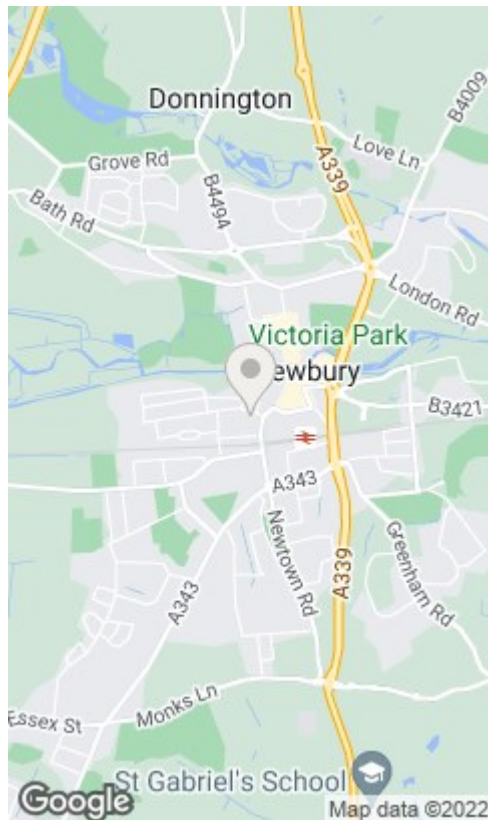
Full results of Energy Performance Certificate can be sent on request.

Council Tax:

Band C

Viewing:

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

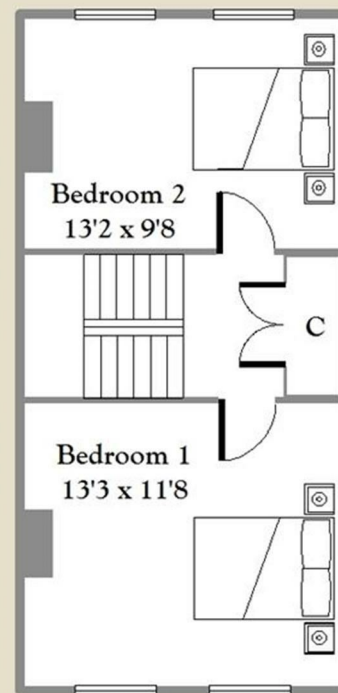
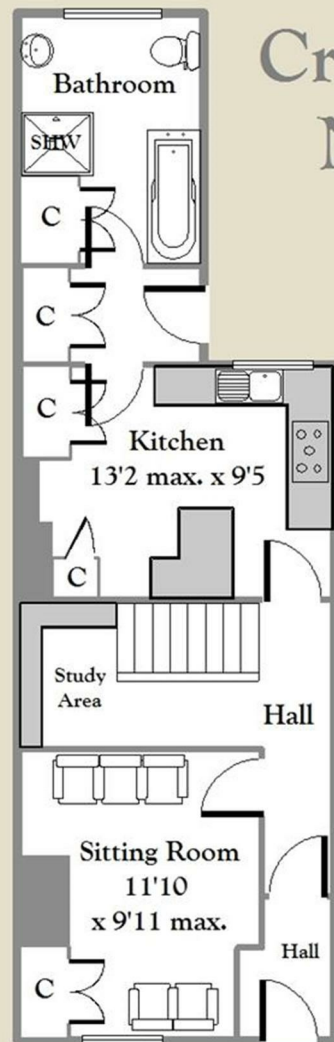
**Directions**

From Hillier & Wilson offices proceed north on Bartholomew Street. Take the second left onto Craven Road where the house can be found on the left hand side a short distance down.

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Craven Road Newbury



APPROX GROSS INTERNAL FLOOR AREA 840 sq.ft
For identification only - Not to scale

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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.

