



HILLIER & WILSON

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Crawford Place  
(821 sq.ft)  
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# Crawford Place (821 sq.ft) Newbury Berkshire RG14 1XG

A three bedroom home ideal for first time or investment buyers located just a stones throw from Newbury town centre. The property has been decorated throughout including new carpets and benefits from gas central heating, uPVC double glazing and garage. The ground floor comprises hall, kitchen, sitting/dining room and sun room; whilst upstairs there are two double bedrooms (both of which have built-in wardrobe), a further bedroom and a bathroom. Externally, there is a low maintenance south facing rear garden which is fully paved with rear access and then there is an allocated parking space opposite the garage which is to the front of the property. Crawford Place is conveniently located for the shops and restaurants of Newbury town centre. Nearby road links are excellent with easy access to the A34, A4 and M4 motorway whilst Newbury mainline railway station provides regular direct links to London, Paddington taking less than an hour.

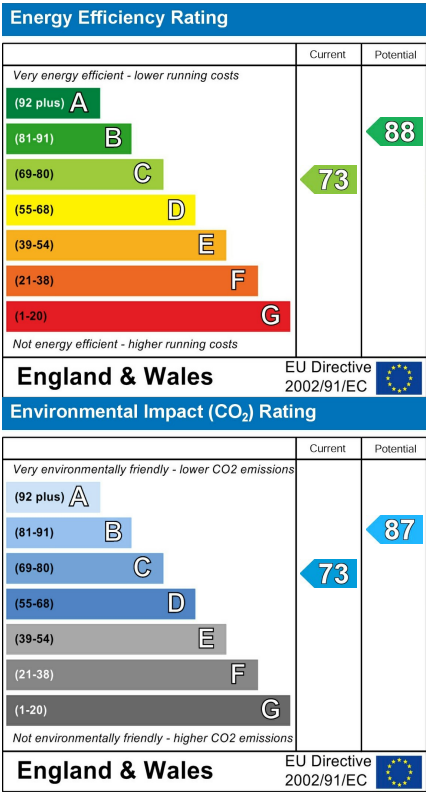
**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band C

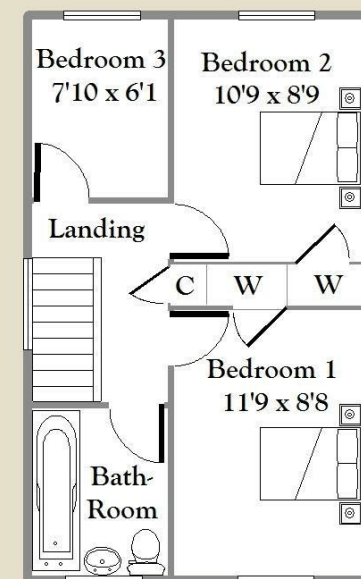
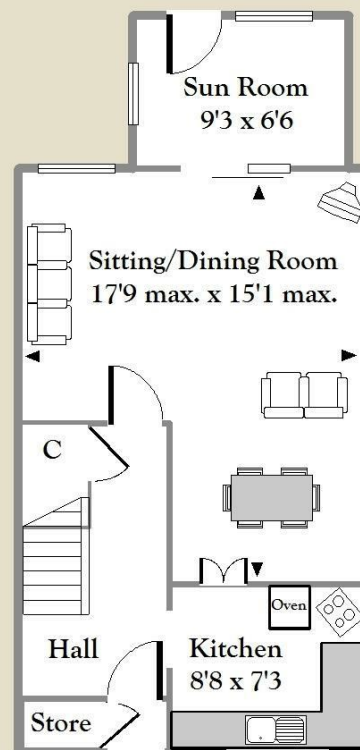
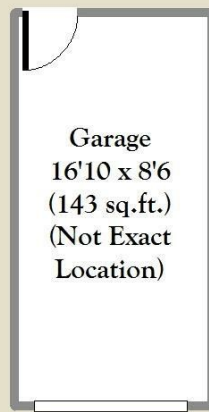
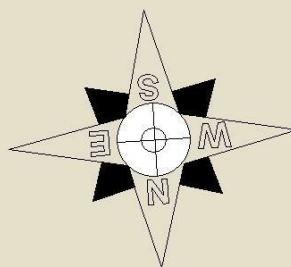
**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**  
Head south on Bartholomew St towards St Johns Road, at the roundabout, take the 1st exit onto St John's Rd, at the roundabout take the 1st exit onto A339 continue to follow the road until reaching the Robin Hood interchange onto the London Road travel onwards and at the clock tower take the second exit as if heading out of town, at the next mini roundabout turn left into Strawberry Hill, second right into Cleveland Grove left into Crawford place then continue to the end of the road and the property can be found straight ahead.





# Crawford Place Newbury



APPROX. GROSS INTERNAL FLOOR AREA 821 sq.ft. (Excluding Garage)  
Hillier & Wilson LTD For identification only - Not to scale

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.



