

HILLIER & WILSON



Braunfels Walk
South Newbury

Braunfels Walk Newbury Berkshire RG14 5NQ

A two bedroom house located in the popular West Fields area of central Newbury, ideal for first time or investment buyers. The property benefits from gas central heating, uPVC double glazing, driveway parking and garage. The ground floor comprises hall, kitchen, sitting/dining room, whilst upstairs has two double bedrooms, both with built in wardrobes, and family shower room. Externally, the property has a low maintenance rear garden which is mostly laid to lawn, with mature flower bed borders and a patio area. Braunfels Walk is a quiet cul-de-sac which is very conveniently located within walking distance of Newbury town centre and railway station. Alternatively, there is a picturesque walk to the town centre along the Kennet and Avon canal which is walking distance from the house. It also falls within the catchment area of the highly regarded St John's primary and St Bart's secondary schools.

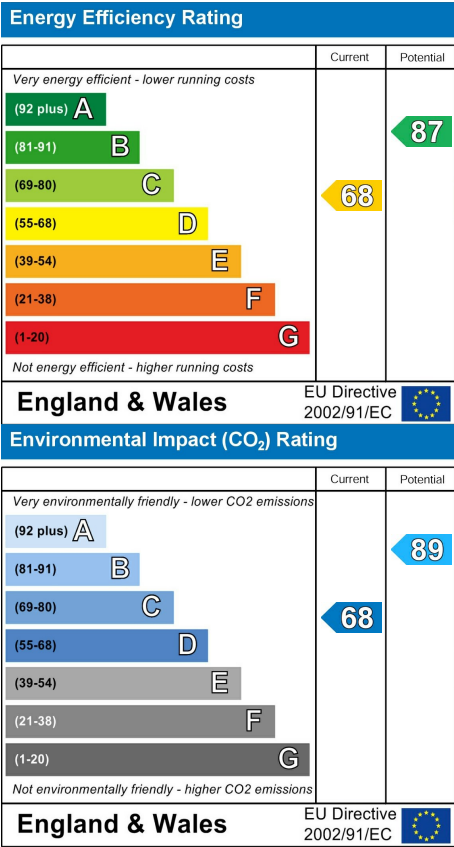
Services:
Mains services are connected.

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

Council Tax:
Band C

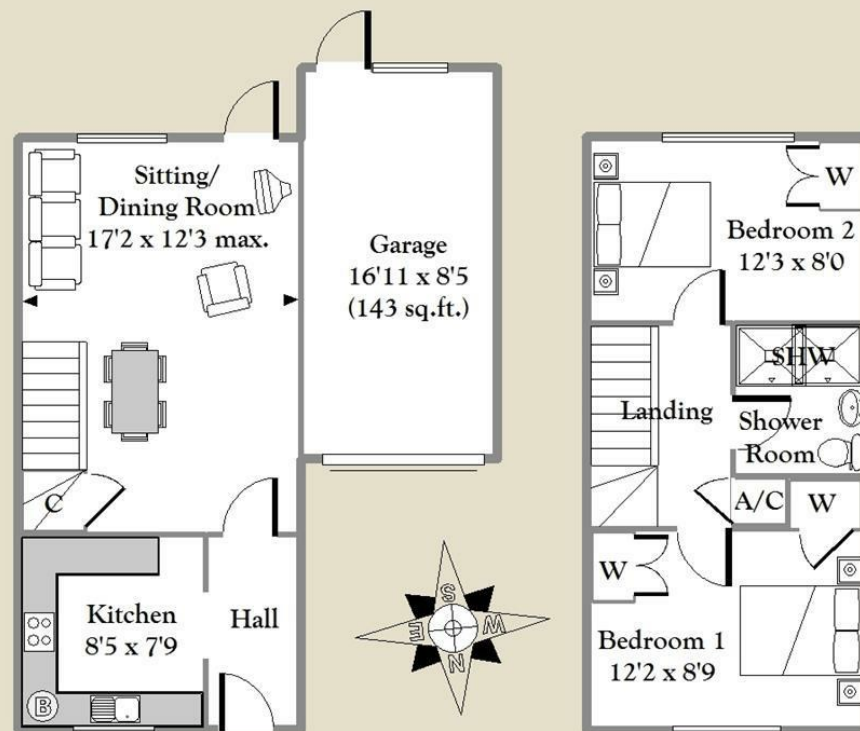
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From Hillier & Wilson offices turn left onto Bartholomew Street take second turning on the left onto Craven Road, proceed to the very end of Craven Road then turn left into Braunfels Walk, then proceed to follow the road around to the left where the property can be found on the left.





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APPROX GROSS INTERNAL FLOOR AREA 801 sq. ft (Including Garage)
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.

