

HILLIER & WILSON



Berkeley Road
Newbury

Berkeley Road Newbury West Berkshire RG14 5JG

A beautifully presented two bedroom turn of the century home, located in the popular Westfields area of Newbury, just a stone's throw from the town centre. The property benefits from original features, as well as gas central heating and double glazing. The ground floor comprises entrance hall, sitting room with log burner and bay window, dining room with an open office space under the stairs and kitchen. Upstairs, there are two double bedrooms, a walk-in wardrobe/storage and a family shower/bathroom. Externally there is a beautiful rear garden which is mainly laid to lawn with a patio area and mature flower bed borders, whilst at the top of the garden is a patio seating area and a shed. There is permit parking at the front of the house and potential for off road parking at the rear. Berkeley Road is within the West Fields area of town, a short walk from the train station as well as the shops and restaurants of the town centre. The property also falls within the catchment area of the highly regarded St John's and St Bart's schools.

Services:
Mains services are connected.

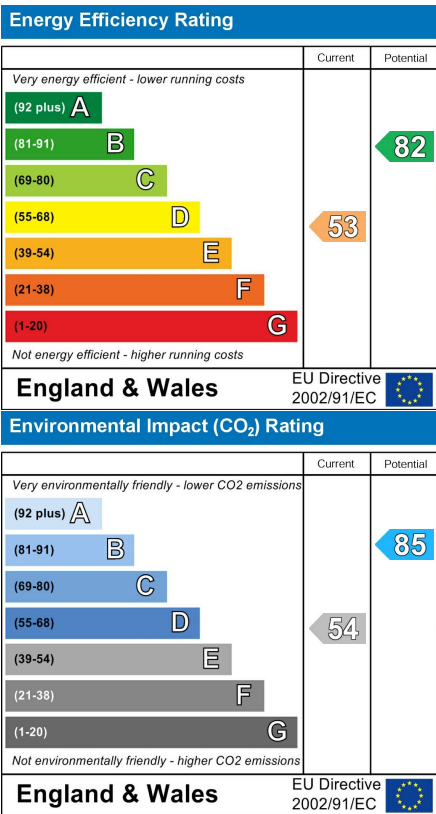
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band C

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

Directions

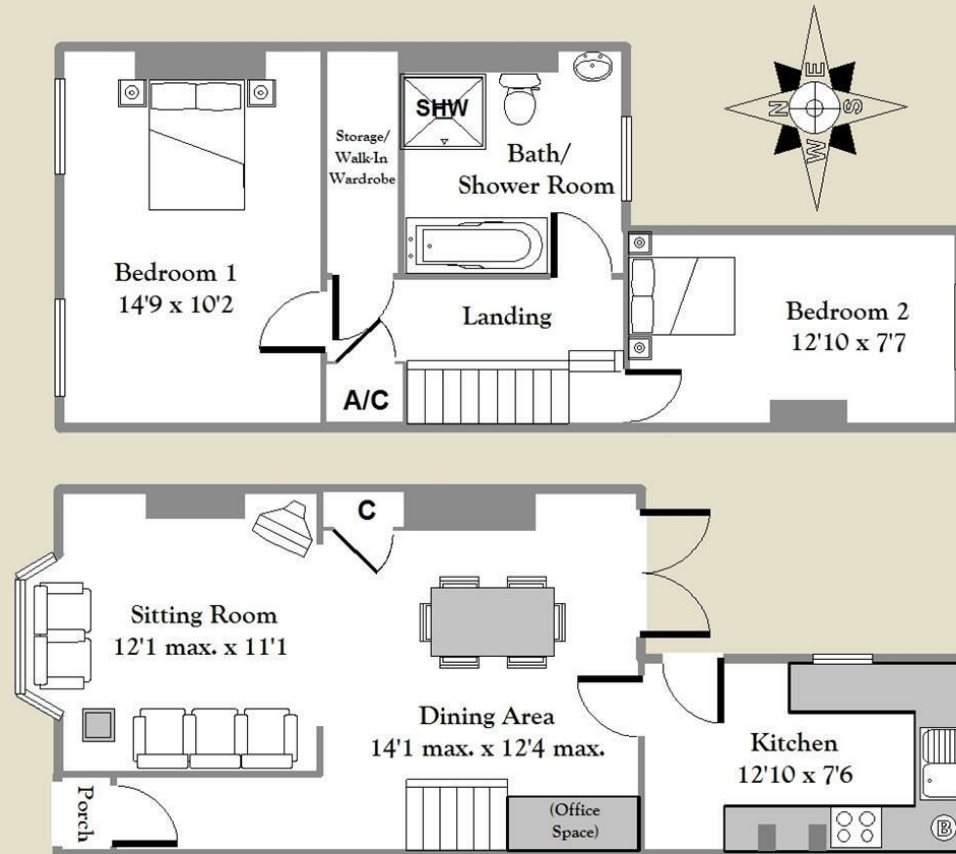
From the office of Hillier & Wilson turn left along Bartholomew Street to the mini roundabout, turn left onto Craven Road, take the second right onto Blenheim Road and next right onto Berkeley Road, the property can be found on the right hand side.



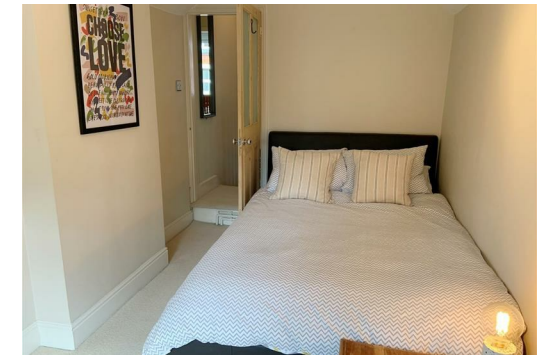
HILLIER & WILSON



Berkeley Road, Newbury



APPROX.GROSS INTERNAL FLOOR AREA: 852 ft
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.

