

HILLIER & WILSON



Braunfels Walk
South Newbury

Braunfels Walk Newbury Berkshire RG14 5NQ

A two bedroom end-of-terrace house located in the popular West Fields area of central Newbury within the catchment of both the highly regarded St John’s and St Bart’s schools. The property would be ideal for first time or investment buyers, with benefits including gas central heating, uPVC double glazing, driveway parking, garage and a south/east facing rear garden. The ground floor comprises entrance hall, kitchen and sitting/dining room with back door to the garden. Upstairs there are two double bedrooms (one of which has a fitted wardrobe) and a modern family bathroom. Externally, the property has a single garage and off road parking to the side of the house, whilst to the rear is an enclosed garden with a patio area and lawn. Braunfels Walk is a quiet cul-de-sac, very conveniently located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

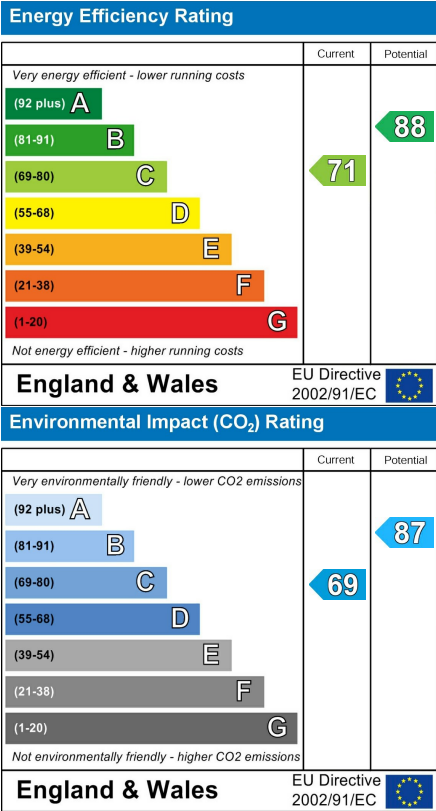
Services:
Mains services are connected.

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

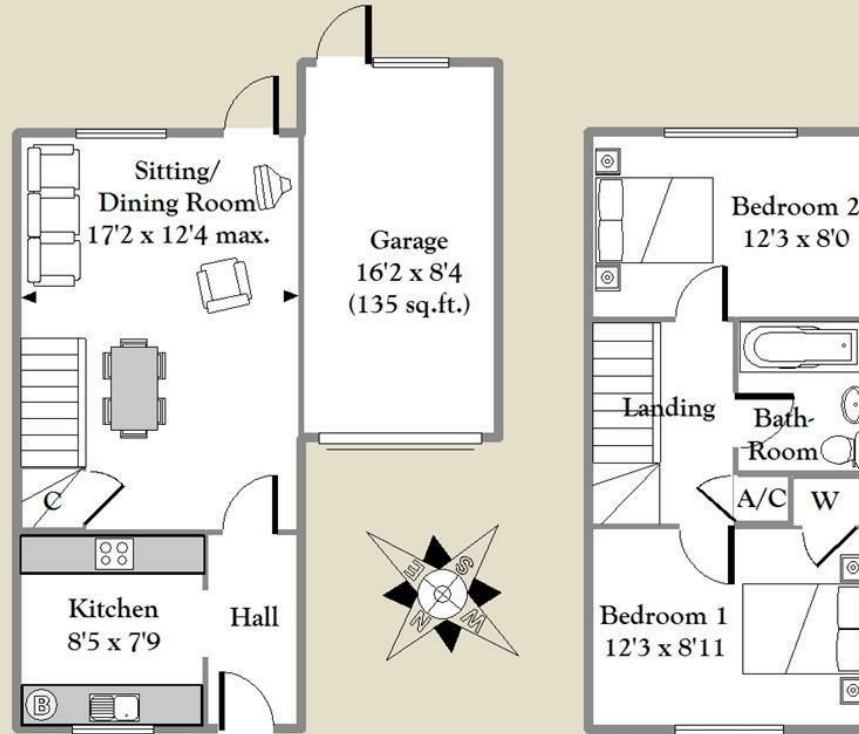
Directions
From Hillier & Wilson offices turn left onto Bartholomew Street take second turning on the left onto Craven Road, proceed to the very end of Craven Road then turn left into Braunfels Walk, then proceed to follow the road around to the left where the property can be found on the right



H&W



Braunfels Walk, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 783 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.

