

HILLIER & WILSON



Charles Street  
Newbury



# Charles Street Newbury West Berkshire RG14 6QP

A beautifully presented bay fronted Victorian house located on a sought-after residential road in South Newbury, within the catchment area of the highly-regarded Falkland school. The property has off road parking to the rear, whilst other benefits include gas central heating and uPVC double glazing. The ground floor comprises entrance hall, sitting room with bay window, utility room and kitchen/breakfast room; whilst upstairs there is a dual aspect master bedroom with built in wardrobes, a further double bedroom and a family bathroom. Externally, there is well-kept rear garden with a lawn area surrounded by mature flower beds, a Breeze House seating area and a gravelled parking area. Charles Street is conveniently located for the local amenities of Wash Common, whilst Newbury town centre and mainline railway station are just a short drive away.

**Services:**

Mains services are connected.

**EPC:**

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

**Council Tax:**

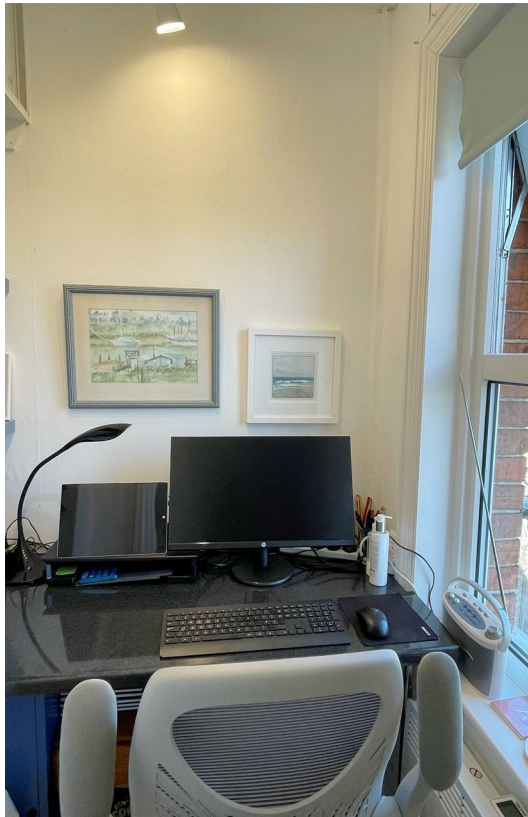
Band D

**Viewing:**

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

**Directions**

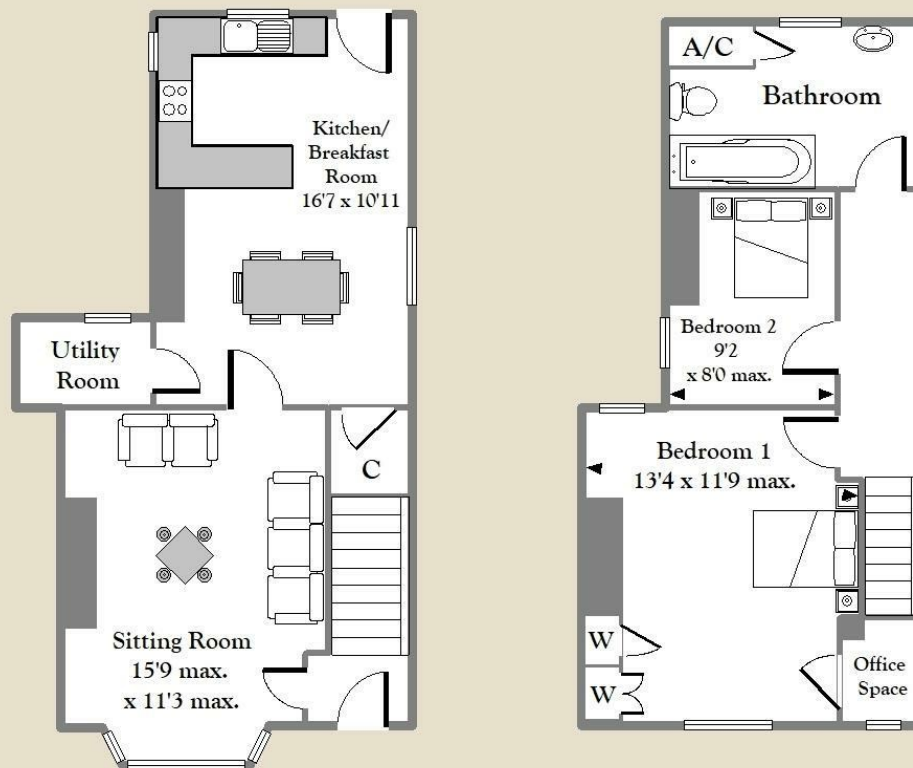
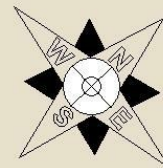
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road continue passed the speed camera until you reach two mini roundabouts, turn right onto Essex Street and then take the second left onto Charles Street. The property can be found on the right hand side.



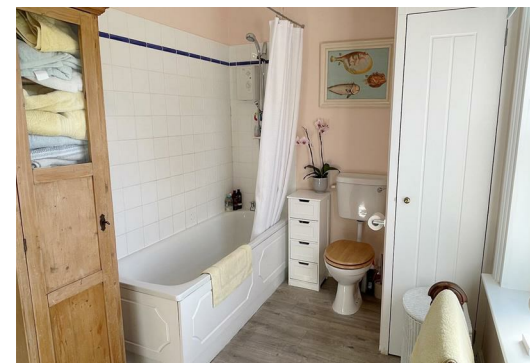
# HILLIER & WILSON



## Charles Street South Newbury



APPROX GROSS INTERNAL FLOOR AREA 807 sq.ft.  
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.



