

HILLIER & WILSON

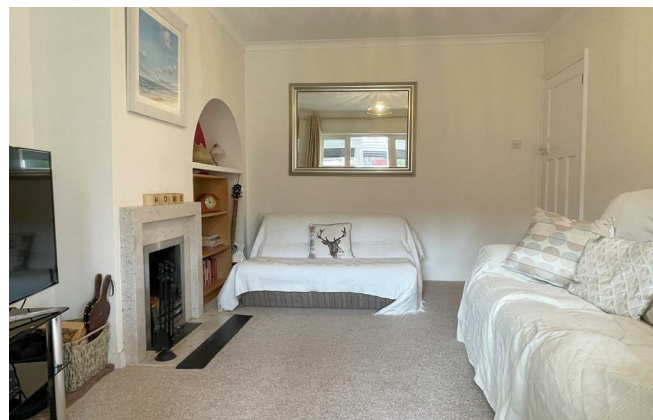


Berkeley Road, Newbury, RG14 5JG

Berkeley Road, Newbury

A beautifully presented three bedroom family home located in the sought after West Fields area of Newbury, just a stone's throw from the town centre and railway station. The property offers potential to extend (subject to the usual consents) whilst other benefits include gas central heating, majority uPVC double glazing, large garage/workshop/outbuilding and off road parking to the front and rear. The ground floor comprises porch, entrance hall, dining room, sitting room, garden room and modern kitchen. Upstairs, there are three bedrooms and a modern family bathroom. Externally there is a well-kept, south facing rear garden which is mainly laid to lawn with mature borders, a large garage/workshop/outbuilding with inspection pit and off road parking beyond gates, whilst to the front of the property there is driveway parking. Berkeley Road is within the West Fields area of town, a short walk from the train station as well as the shops of the town centre. The property also falls within the catchment area of the highly regarded St John's and St Bart's schools.

NO ONWARD CHAIN





- THREE BEDROOM FAMILY HOME
- LOCATED IN THE SOUGHT AFTER WEST FIELDS AREA
 - LARGE GARAGE/WORKSHOP/OUTBUILDING
- OFF ROAD PARKING TO THE FRONT & REAR
- ST JOHNS & ST BARTS SCHOOL CATCHMENT
- NO ONWARD CHAIN

Services:

Mains services are connected

EPC: Rating D

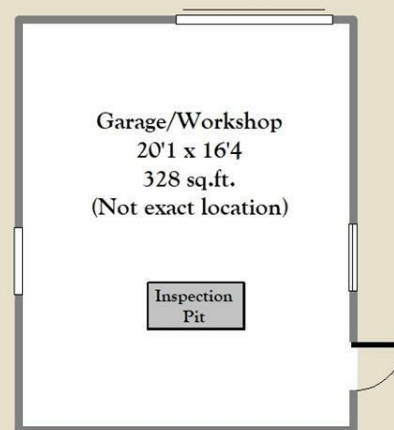
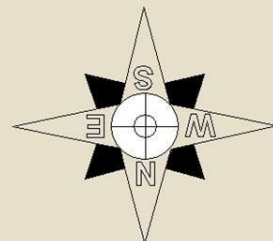
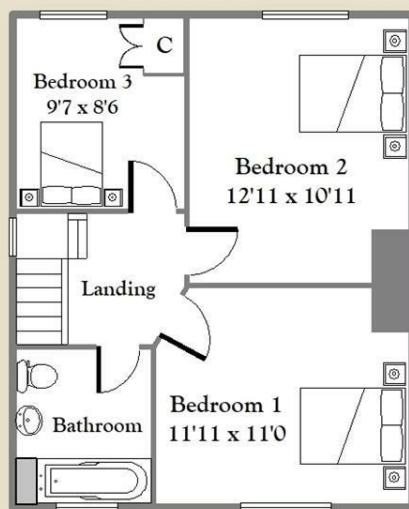
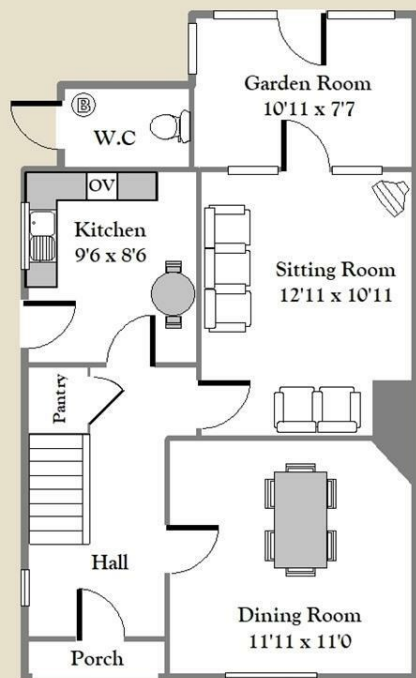
Full results can be sent on request

Council Tax:

Band D



Berkeley Road Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1009 sq.ft. (93 sq.m) - (Excluding Garage/Workshop)
For identification only - Not to scale

HILLIER & WILSON



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.

HILLIER & WILSON

Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk