

HILLIER & WILSON



Berkeley Road
Newbury

Berkeley Road Newbury West Berkshire RG14 5JG

A charming and spacious Victorian home located in the sought after West Fields area of Newbury, just a stone's throw from the town centre. The property falls within the catchment area of the highly regarded St. Johns and St. Barts schools whilst other benefits include gas central heating, uPVC double glazing and off road parking to the rear. The ground floor accommodation comprises hallway, sitting room/dining room with open fire and kitchen. On the first floor, there are two double bedrooms and family bathroom; whilst on the top floor there is a fabulous loft space with a balcony. Externally, there is a well-established south facing rear garden which is mainly laid to lawn with mature flower bed borders, access to off road parking at the rear and an electric car charging point; whilst there is permit parking at the front of the house. 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. There are also excellent road communications with easy access to the A4, A34 and M4. NO ONWARD CHAIN

Services:

Mains services are connected.

EPC: Rating E

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

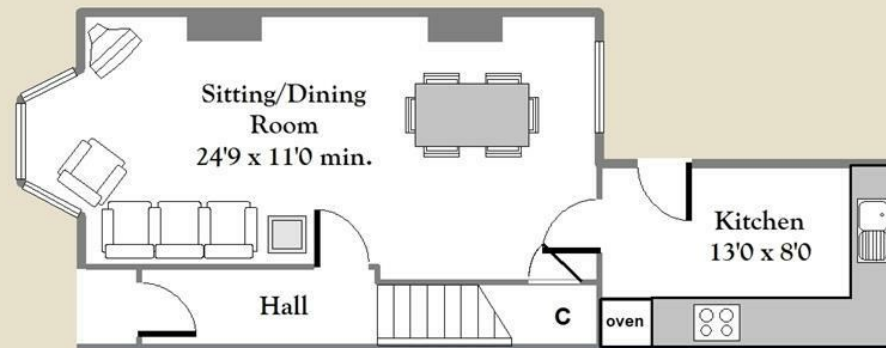
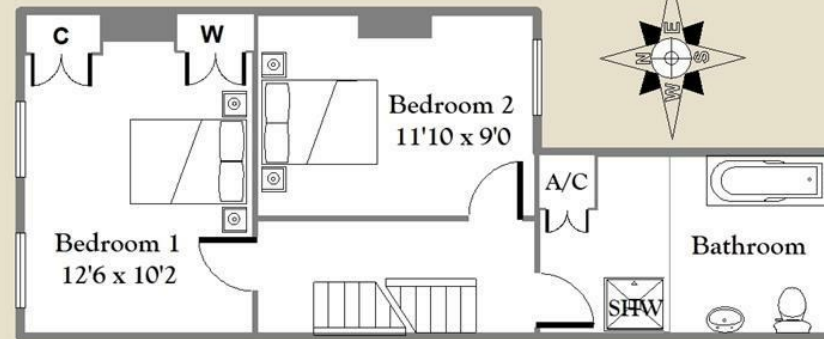
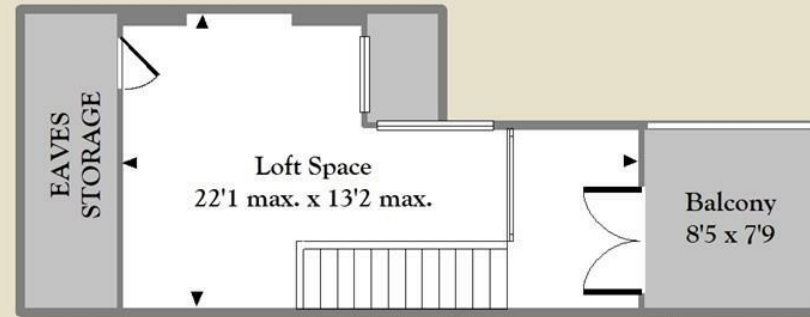
From the office of Hillier & Wilson turn left along Bartholomew Street to the mini roundabout, turn left onto Craven Road, take the third right onto Blenheim Road and next right onto Berkeley Road, the property can be found on the right hand side.



H&W



Berkeley Road, Westfields



APPROX GROSS INTERNAL FLOOR AREA 1102 sq.ft.
(Including Loft Space) For indentification only - Not to scale
Hillier & Wilson LTD

H&W



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.

