

HILLIER & WILSON



Buckingham Road  
Newbury

# Buckingham Road Newbury Berkshire RG14 6DG

A charming two bedroom Victorian terrace cottage, located just off a very popular residential road within the catchment area of both the highly regarded St John's and St Bart's schools. The property benefits from gas central heating, majority uPVC double glazing, a recently added conservatory and off road parking for two cars. The ground floor comprises entrance hall, sitting room, dining room with fitted cabinets, kitchen and conservatory (currently used as a utility) with French doors to the garden. Upstairs there is a spacious master bedroom with fitted wardrobes, a further double bedroom and a family bathroom. Externally, there is a gravel parking area at the front of the house, whilst to the rear is a low-maintenance paved courtyard garden with gated rear access and a brick-built store room. Buckingham Road is ideally 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.

**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 right onto Pound Street, this road leads onto Enborne Road, continue past The Lamb public house, turn left onto Buckingham Road and you will find the property on the left down a gravelled track.

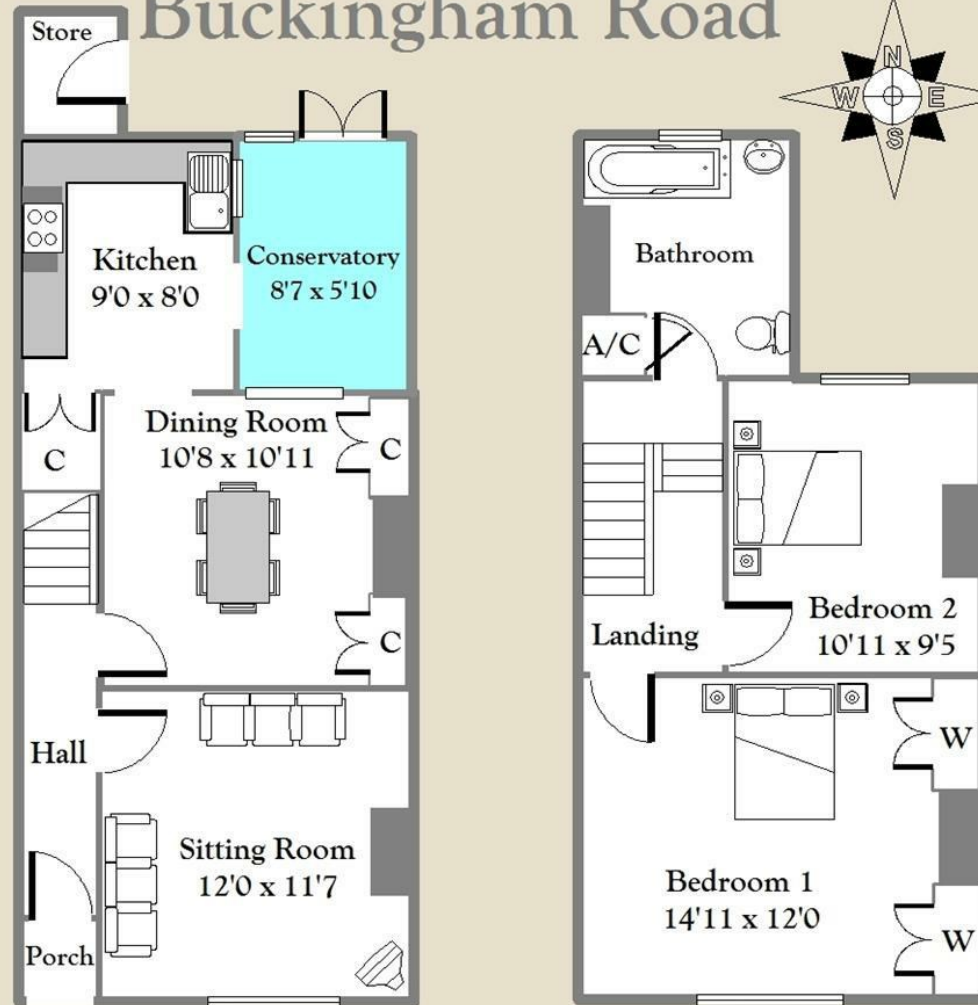
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		



# H&W



## Kew Cottages Buckingham Road



APPROX GROSS INTERNAL FLOOR AREA 901 sq.ft.  
For identification 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.

