

HILLIER & WILSON

Millstream Ridge
Bruan Road
South Newbury

Bruan Road Newbury Berkshire RG14 7AU

A spacious four bedroom detached family home located in a popular area on the south side of Newbury. The property falls within the catchment area of the well regarded St. Johns and St. Barts schools all within walking distance, whilst also benefitting from solar water heating and solar PV to generate electricity, uPVC double glazing and garage. The ground floor comprises entrance hall, dining room, office, cloakroom, sitting room with log burner, kitchen/breakfast room and utility; whilst upstairs there are two double bedrooms with ensuite shower rooms and two further double bedrooms (all of which have built-in wardrobes) and a family bathroom. Externally, there is a private south facing rear garden which is mainly laid to lawn with mature hedge/tree borders and a patio seating area, whilst to the front is off road parking via driveway. Bruan Road is ideally located close to 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.
(Solar water heating and solar PV to generate electricity)

EPC:

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

Council Tax:

Band F

Viewing:

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

Directions

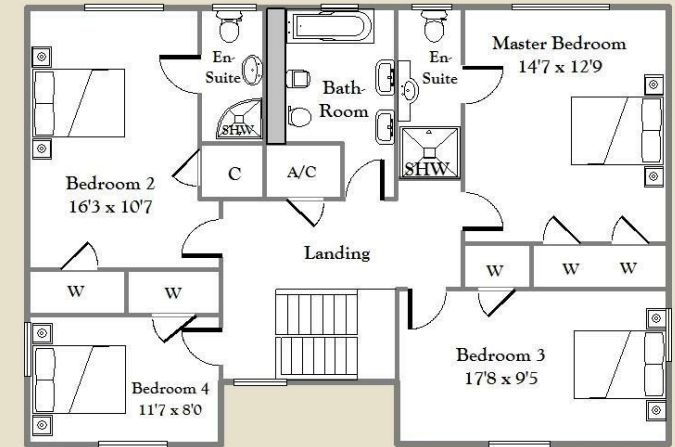
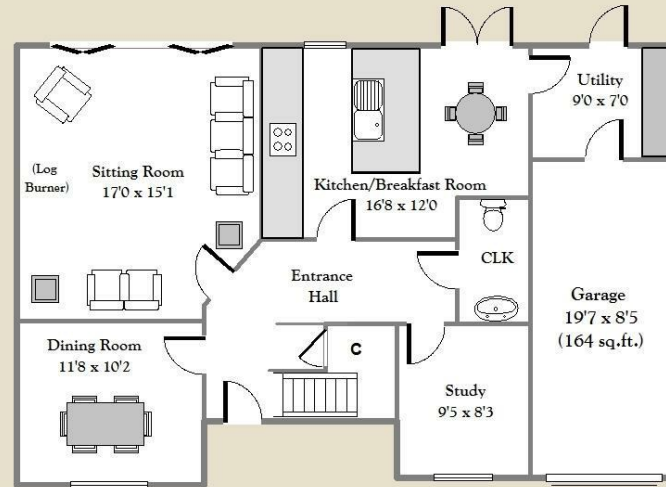
From Hillier & Wilson offices proceed south along Bartholomew Street at the roundabout take the third exit up Andover Road, take the 2nd turning into Wendan Road and Bruan Road is up the hill on the left, as is the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		





Bruan Road, Newbury.



APPROX. GROSS INTERNAL FLOOR AREA 1968 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.

