

# HILLIER & WILSON



Craven Road, Newbury, RG14 5NG



## Craven Road, Newbury

A beautifully presented four bedroom Victorian town house located just a few minutes' walk from Newbury town centre, within the catchment area of both the highly-regarded St John's and St Bart's schools. The property boasts substantial living accommodation measuring 1,717 sq.ft in size, whilst other benefits include uPVC double glazing, gas central heating, southerly facing rear garden and off road parking. The ground floor comprises entrance hall (with doorway to a cellar useful for storage), sitting room with feature fireplace and a stunning extended kitchen/breakfast/family room with log burner, French doors to the garden and a separate utility/cloakroom. On the first floor there are two double bedrooms, one of which has fitted wardrobes, and a modern family bathroom. On the top floor there are two further double bedrooms and a walk-in loft storage space with potential to convert (subject to usual consents). Externally there is a walled front garden and an attractive, well-kept rear garden, mostly laid to lawn with a patio area, mature borders and gated access to off road parking at the rear of the property. Craven Road is ideally located just a short walk from Newbury mainline railway station which provides regular direct links to London Paddington taking less than an hour.







- FOUR BEDROOM VICTORIAN FAMILY HOME
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER TOWN CENTRE LOCATION
- SPACIOUS ACCOMODATION MEASURING 1,717 SQ.FT
- LOFT SPACE WITH POTENTIAL TO CONVERT (STC)
- OFF ROAD PARKING TO THE REAR

Services:

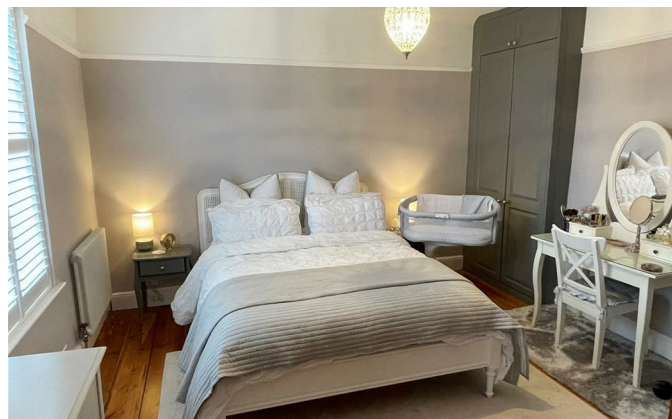
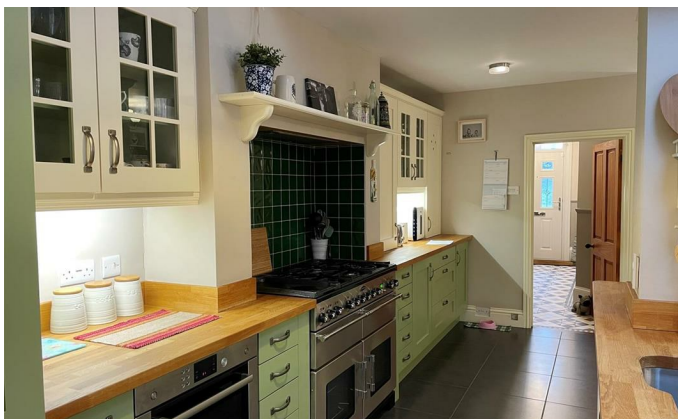
Mains services are connected

EPC: Rating D

Full results can be sent on request

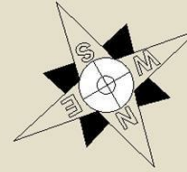
Council Tax:

Band D

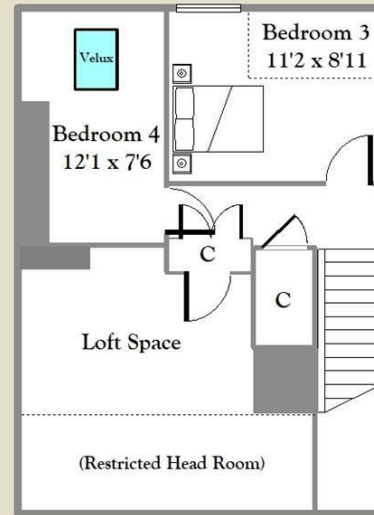
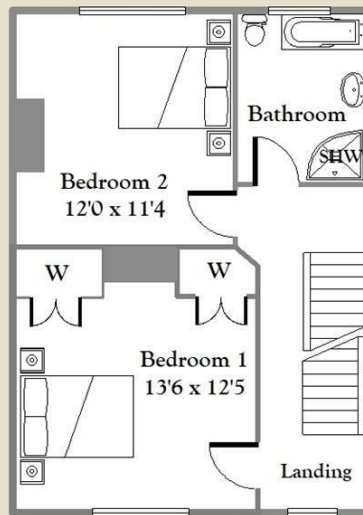
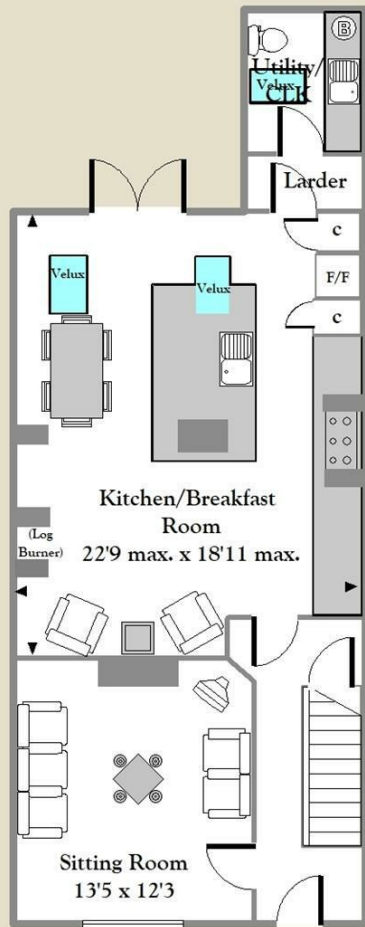




# Craven Road South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1,717 sq. ft  
(Excluding Cellar & Including Loft Space) - For identification only  
Not to scale - Hillier & Wilson LTD



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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.

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