

HILLIER & WILSON



Craven Road
Newbury

Craven Road Newbury Berkshire RG14 5NJ

A three bedroom character family home conveniently located in the popular Westfields area of Newbury and within the catchment area of the highly regarded St Bart's school. The property has been re-modelled by the current owners and offers spacious living accommodation, whilst other benefits include south facing front garden with off road parking, rear courtyard garden, gas combi central heating and part double glazing. The ground floor comprises porch, cloakroom, study, sitting room, kitchen area and breakfast room with log burner and access out onto the front garden. Upstairs, there are three double bedrooms and a family bathroom. Externally, there is a courtyard garden to the side as well as a south facing garden to the front which is mainly laid to lawn with mature shrubs and hedges, a patio seating area and a gate leading through to the off road parking via driveway. Craven Road is close to the canal, with a short walk beside it into town and picturesque walks into the countryside. It is also within distance of local schools and the mainline railway station which provides regular direct links to London Paddington taking less than an hour.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

Band E

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

Directions

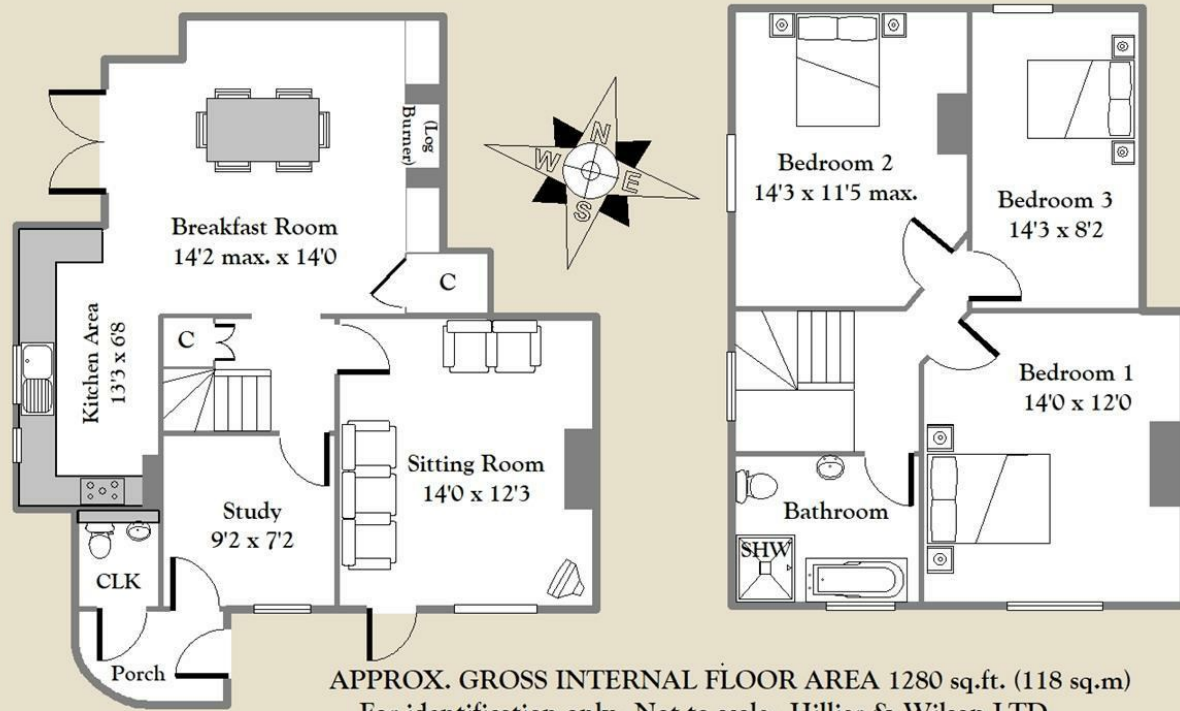
From Hillier & Wilson offices proceed north on Bartholomew Street. Take the second left onto Craven Road, then proceed straight ahead; the property can be found after a short distance on the right hand side.



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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.

