



HILLIER & WILSON

Craven Road  
South Newbury



# Craven Road Newbury Berkshire RG14 5NL

A beautifully presented 1920's three bedroom semi-detached house that has been modernised throughout and is situated in the popular Westfields area of Newbury town centre and within the catchment area of the well regarded St. John's primary and St. Bart's secondary schools. The property has been extended by the current owners creating spacious living accommodation, whilst other benefits include new gas central heating system, replacement uPVC double glazing, rewiring, south facing rear garden, driveway parking and potential for a loft conversion subject to the usual planning consents. The ground floor comprises entrance hall, sitting/dining room (both with log burners) with bi-fold doors and kitchen/breakfast room. Upstairs there are two double bedrooms with fitted wardrobes, a further bedroom and a family bathroom. Externally, there is a rear enclosed garden approximately 90 ft. in length, which is mainly laid to lawn with a patio seating area. Craven Road is very conveniently located within walking distance of the town centre and mainline railway station which offers regular direct links to London Paddington.

## Services:

Mains services are connected.

## EPC: Rating D

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

## Council Tax:

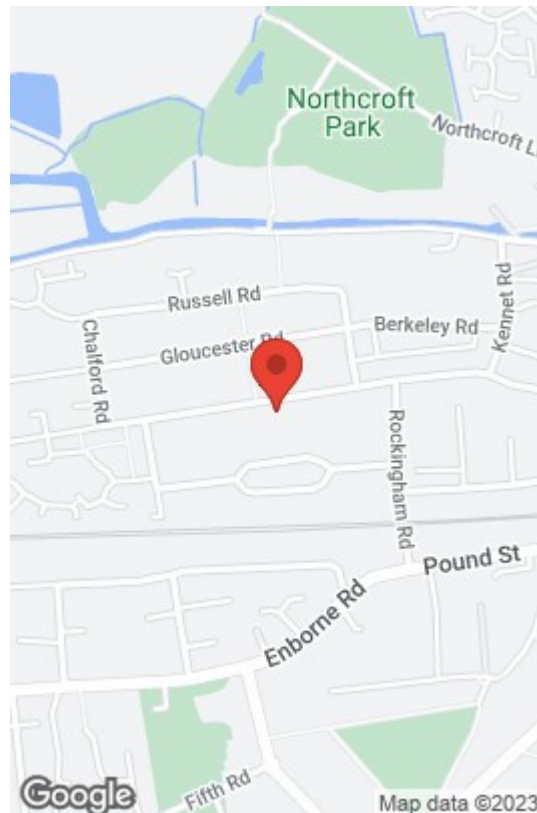
Band D

## Viewing:

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

## Directions

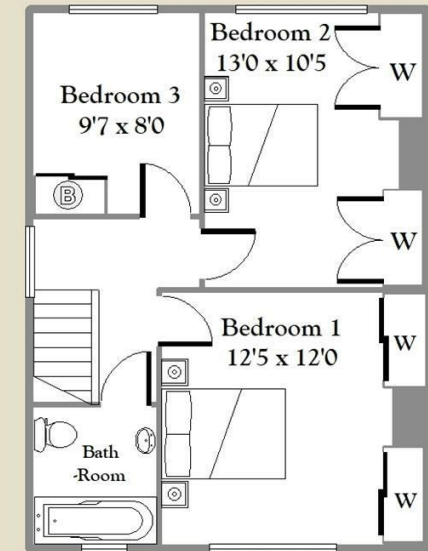
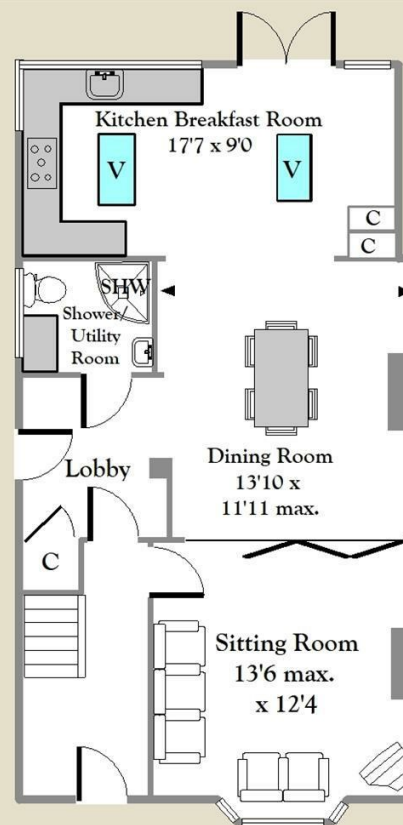
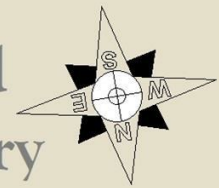
From Hillier & Wilson offices proceed west along Pound Street which becomes Enborne Road. Take the first right onto Rockingham Road, proceed down Rockingham Road until you come to T junction. Turn left onto Craven Road, a short distance along Craven Road the property can be found on the left.







# Craven Road South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1130 sq.ft  
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.



