

HILLIER & WILSON



Becket House  
Town Centre



# Becket House Oddfellows Road Newbury Berkshire RG14 5PU

A well presented two double bedroom first floor flat within a modern purpose built apartment block located just a stone's throw from Newbury town centre. The property benefits from a share of the freehold, gas central heating, double glazing and attractive communal gardens. The accommodation comprises entrance hall with coat cupboard, bathroom, sitting/dining room, kitchen and two double bedrooms, each with fitted wardrobes. Externally, there is private off road parking, shared bin store and bike shed and a communal well maintained, mature walled garden. The property is ideally located just a short walk from Newbury town centre which can be easily accessed from the nearby canal towpath. Newbury mainline railway station is also within walking distance and provides regular direct links to London Paddington taking less than an hour. NO ONWARD CHAIN

**Services:**

Mains services are connected.  
(Service Charges Apply)

**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 proceed north along Bartholomew Street, take the 2nd left onto Craven Road and then shortly after the first Right onto Oddfellows road and the property is located on the left.

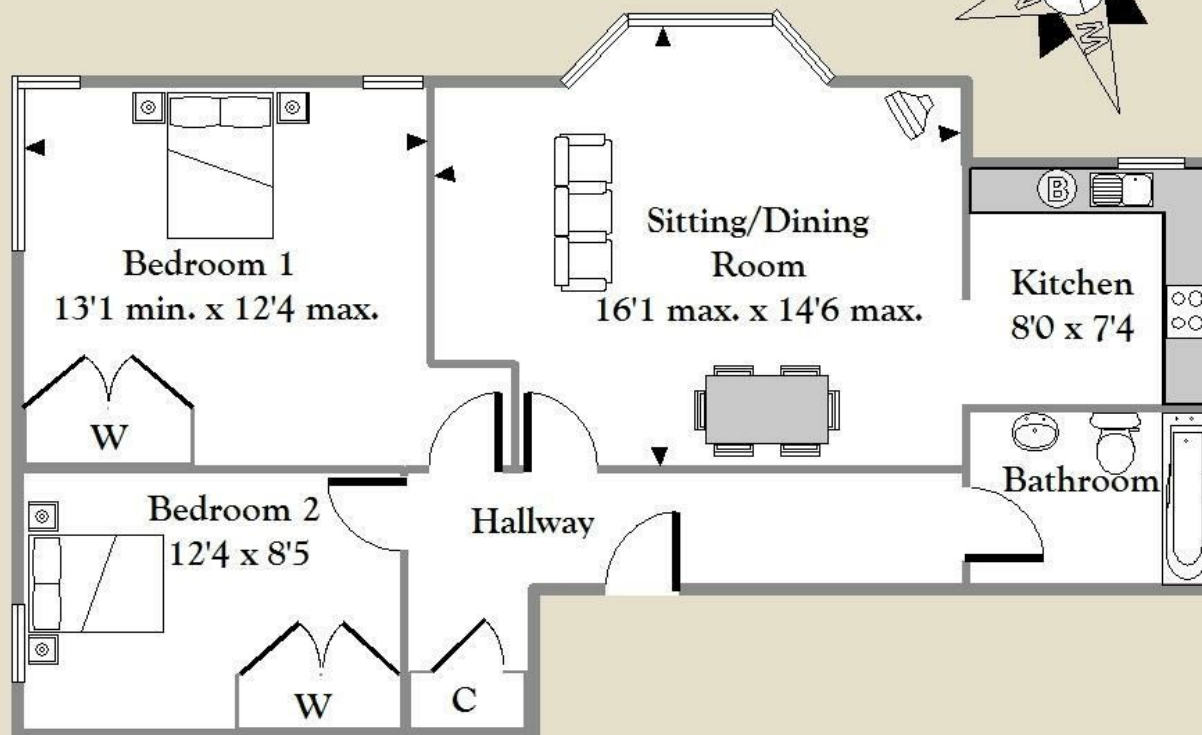
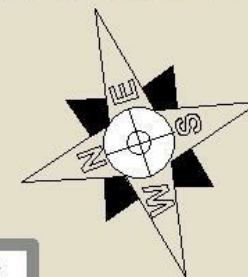
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>81</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales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







# Becket House, Oddfellows Road South Newbury



**APPROX GROSS INTERNAL FLOOR AREA 663 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.



