

HILLIER & WILSON

Blenheim Road
Newbury



Blenheim Road Newbury RG14 5JH

**** SOLD PRIOR TO MARKETING**** A beautifully presented Victorian three bedroom family home in the popular West Fields area of Newbury, falling within the catchment area of the highly regarded St John’s primary and St Bart’s secondary schools. The property benefits from gas central heating, majority double glazing and features an abundance of period features such as original fireplaces and coving. The downstairs comprises of an entrance hallway leading to the sitting room, a spacious dining room and a newly renovated kitchen leading into the garden. The first floor comprises of the family bathroom and two double bedrooms with feature fireplaces in both. The second floor offers an additional third double bedroom with an en-suite. Externally the rear garden has a patio and laid to lawn with an outbuilding at the end of the garden. Blenheim 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.
(except gas mains drainage. ???)
(Private service charges?)

EPC:

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

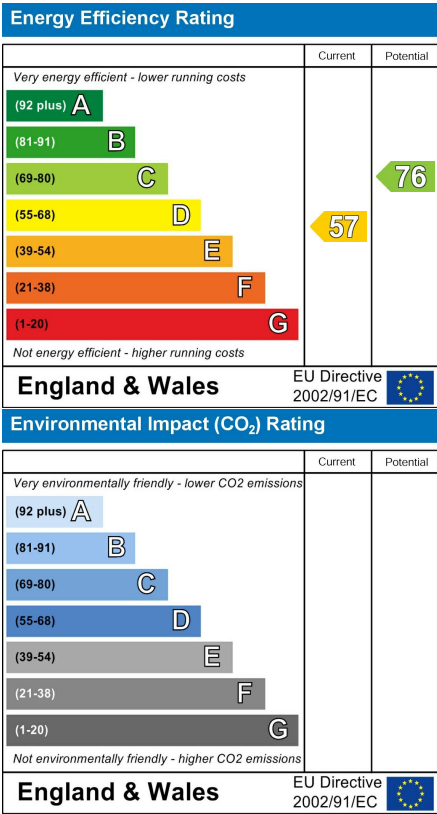
Council Tax:

Band ?

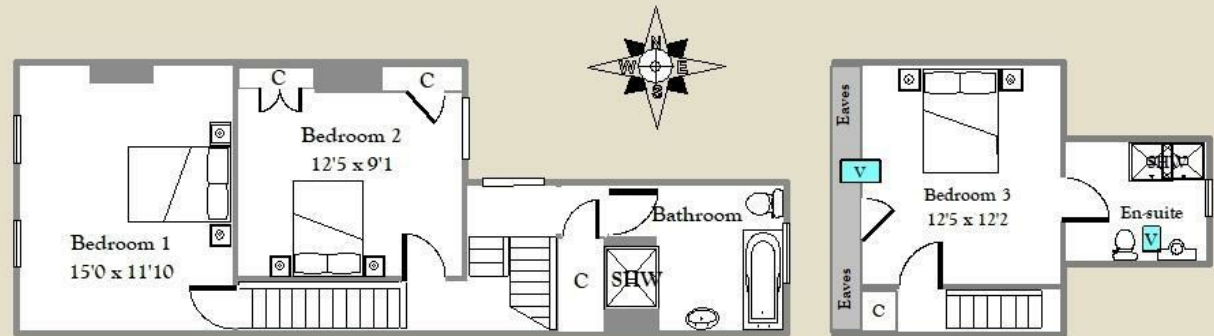
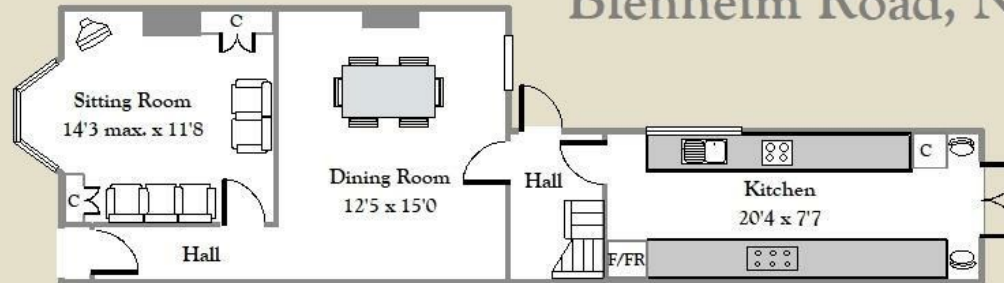
Viewing:

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

Directions



Blenheim Road, Newbury.



APPROX.GROSS INTERNAL FLOOR AREA: 1392 max. sq ft (128 sqm)
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.

