

HILLIER & WILSON



Russell Road
Newbury

Russell Road Newbury Berkshire RG14 5JY

A three bedroom family home located in the popular West Fields area of Newbury, just a stone's throw from the town centre. The property is just a short walk from the canal which offers picturesque walks throughout the year whilst other benefits include electric central heating, uPVC double glazing and off road parking. The ground floor comprises entrance hall, dining room, modern kitchen and sitting room with access out onto the garden. Upstairs, there are two double bedrooms, a further bedroom and a family bathroom. Externally, there is a low maintenance rear garden which is mainly laid to lawn with a patio seating area and a storage shed; whilst to the front, there is off road parking via driveway. Russell Road is just a few minutes' walk from the town centre and railway station which provides regular direct links to London Paddington taking less than an hour. There are also excellent road communications nearby including the A34, A4 and M4 at Junction 13.

Services:

Mains services are connected.
(except gas)

EPC: Rating E

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

Council Tax:

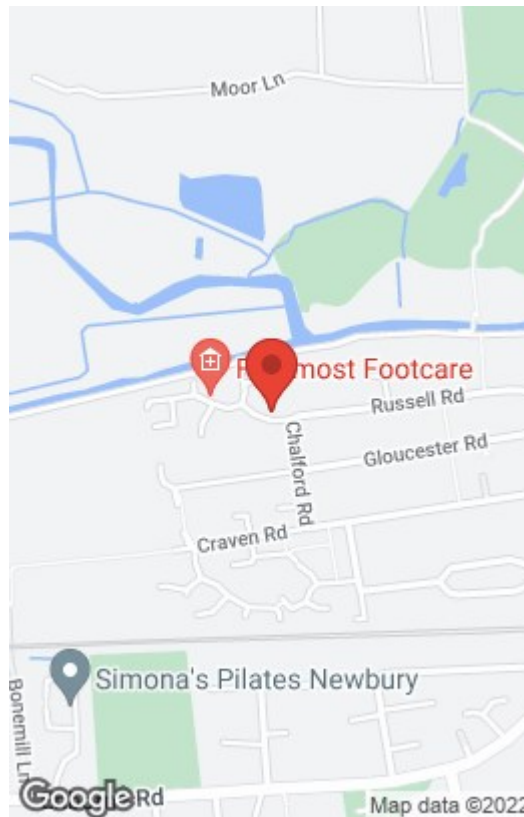
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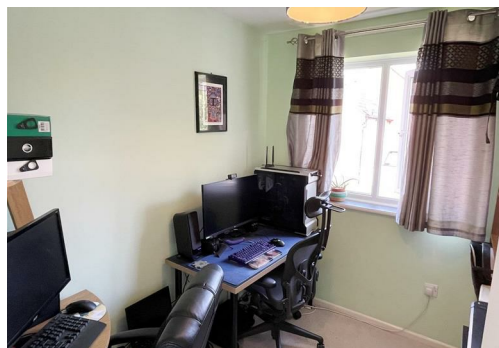
Viewing:

Strictly by confirmed
appointment with
Hillier & Wilson
01635 522044

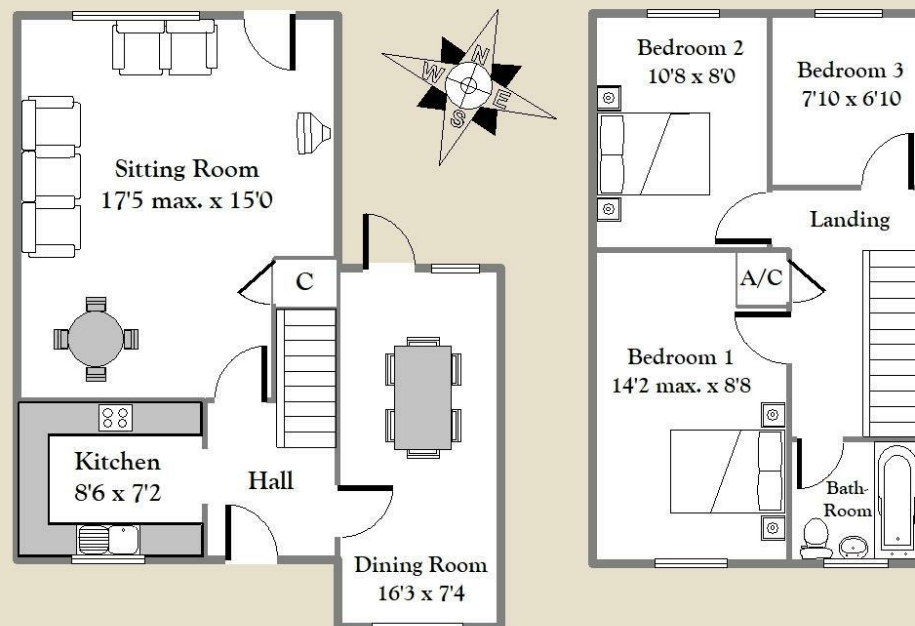
Directions

From Hillier & Wilson offices turn left along Bartholomew Street heading as if going to the town centre, turn left at the small mini roundabout leading into Craven Road, carry on almost the bottom of the road and turn right into Chalford Road, proceed over the crossroads and the T junction turn left into Russell Road and the property can be found after a short distance on the right hand side.





Russell Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 874 sq.ft (81 sq.m)
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.

