

HILLIER & WILSON



Berkeley Road, Newbury, RG14 5JE

Berkeley Road Newbury

A beautifully presented three bedroom family home located in the sought after West Fields area of Newbury, just a stone's throw from the town centre. The character property offers modern décor and benefits from views overlooking the allotments, gas combi central heating and uPVC sash windows. The ground floor comprises porch, entrance hall, sitting room with log burner, dining room with a study area under the stairs and kitchen/breakfast room with French doors onto the garden. On the first floor, there is a double bedroom with built-in wardrobes and a large family bathroom with separate shower cubicle; whilst on the top floor, there are two double bedrooms with fitted storage and one of which has a cloakroom. Externally there is a landscaped rear garden which has an artificial lawn, mature hedge/flower bed borders and a patio seating area; whilst to the front, there is permit parking obtained by West Berkshire Council. Berkeley Road is within the West Fields area of town, a short walk from the train station as well as the shops of the town centre. The property also falls within the catchment area of the highly regarded St John's and St Bart's schools.





- THREE BEDROOM FAMILY HOME
 - LOCATED IN THE SOUGHT AFTER WEST FIELDS AREA OF SOUTH NEWBURY
 - BEAUTIFULLY PRESENTED
 - CHARACTER PROPERTY OFFERING MODERN DECOR
 - OVERLOOKING ALLOTMENTS
 - ST JOHNS AND ST BARTS SCHOOL CATCHMENT

Services:

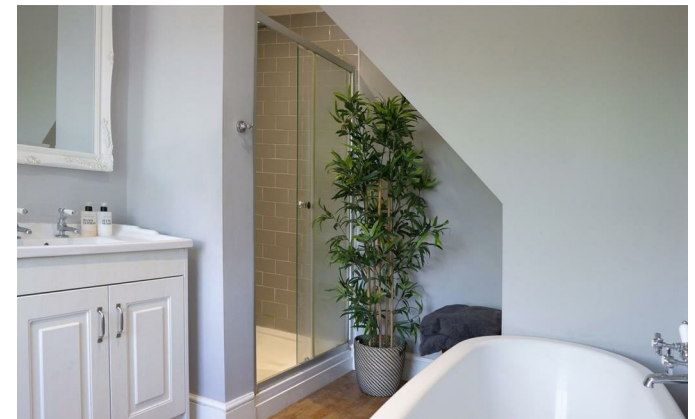
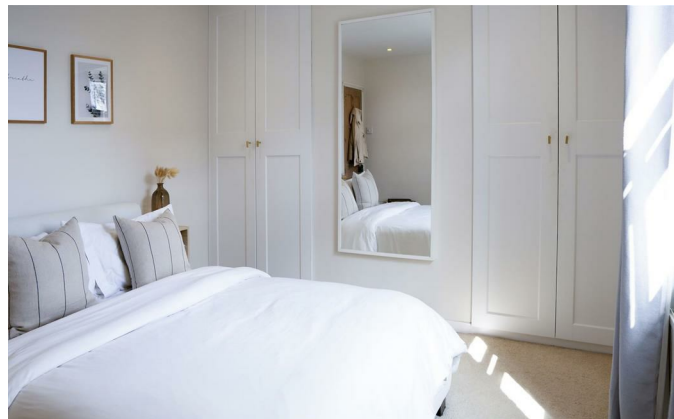
Mains services are connected

EPC: Rating D

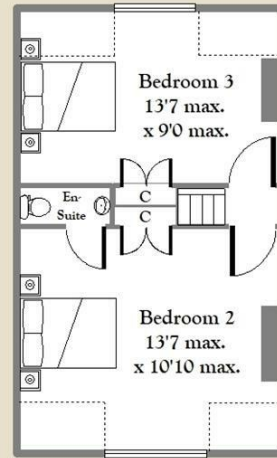
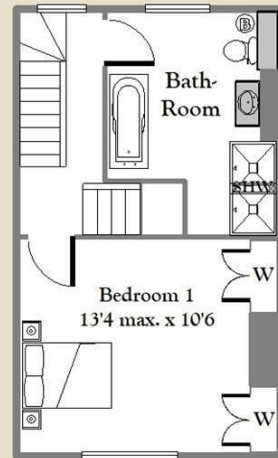
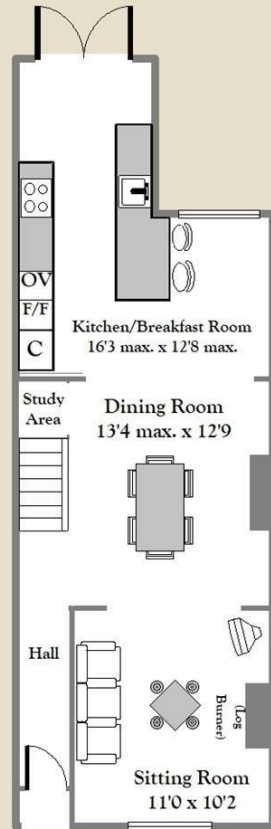
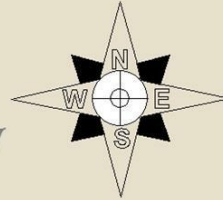
Full results can be sent on request

Council Tax:

Band C



Berkeley Road,
South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1193 sq.ft. (110 sq.m) - For identification only
Not to scale - Hillier & Wilson LTD



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.