

# HILLIER & WILSON



Berkeley Road, Newbury, RG14 5JG

## Berkeley Road, Newbury

**\*\* NO ONWARD CHAIN\*\*** A beautifully presented four double bedroom modernised family home located in the sought after West Fields area of Newbury, just a stone's throw from the town centre and railway station. The property benefits from original features, uPVC double glazing throughout and gas C/H. The ground floor comprises of; sitting room, snug/dining room, downstairs cloakroom and an impressive open plan kitchen/dining room with double doors into the garden. The first floor offers, principle bedroom and an additional double bedroom aswell as the family bathroom. The second floor has an additional two double bedrooms. Externally the property has been paved, creating a peaceful and low maintenance south facing courtyard garden. Berkeley Road has been modernised throughout and is within the catchment area of the highly regarded St John's and St Bart's schools. The property is just a short walk from the shops of the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





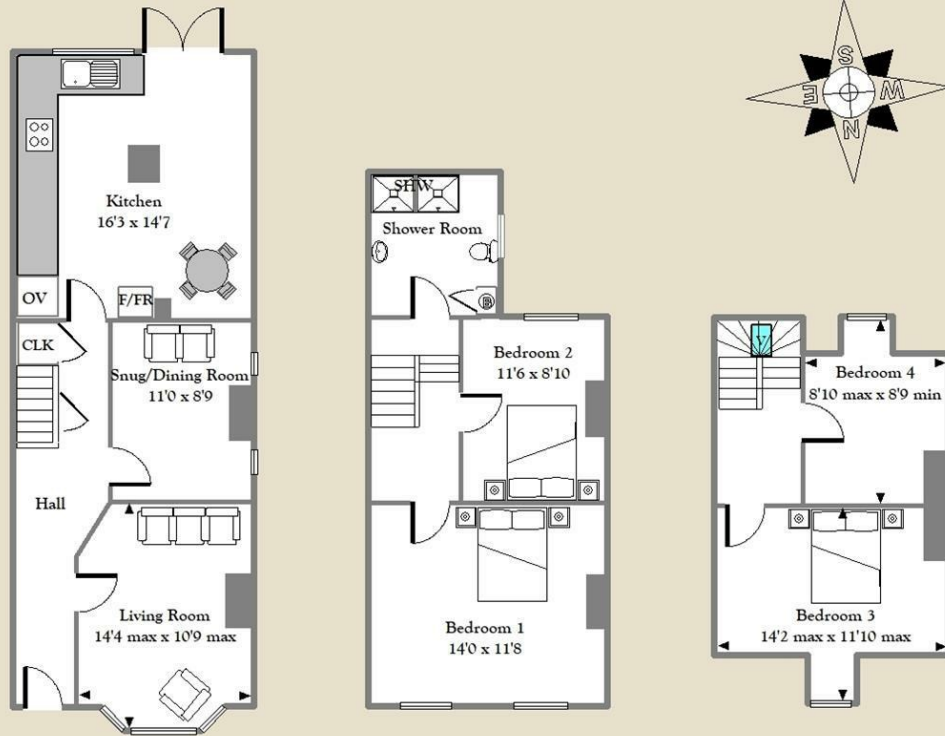
- MODERNISED THROUGHOUT
  - FOUR DOUBLE BEDROOMS
    - ORIGINAL FEATURES
  - OPEN PLAN KITCHEN DINING ROOM
  - SOUTH FACING REAR GARDEN
    - WALKING DISTANCE TO TOWN AND MAINLINE STATION
  - ST JOHNS, ST NIC'S AND ST BART'S CATCHMENT
    - NO ONWARD CHAIN
- Services: Mains services are connected

EPC: D Full results can be sent on request

Council Tax Band: D



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APPROX. GROSS INTERNAL FLOOR AREA 1300 sq.ft (121 sqm)  
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.

HILLIER & WILSON

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