HILLIER & WILSON



St. Johns Road, Newbury, RG14 7PY

St. Johns Road, Newbury

A charming and characterful two bedroom Victorian era end terrace cottage that has been thoughtfully extended to provide an ideal family home within walking distance of Newbury town centre and mainline railway station. The property has retained many period features and benefits from a south facing courtyard garden, gas central heating and uPVC double glazing. The ground floor comprises of a large and versatile open-plan sitting/dining room, kitchen/breakfast room and a utility room/downstairs cloakroom to the rear. Upstairs, are two bedrooms and a family bathroom and the property also features a storage cellar measuring 133 sq.ft. St Johns Road is enviably located within the catchment areas of the highly regarded schools St John's, St Nic's and St Bart's and on street parking is provided via permit on nearby residential roads or for free along Prospect place.









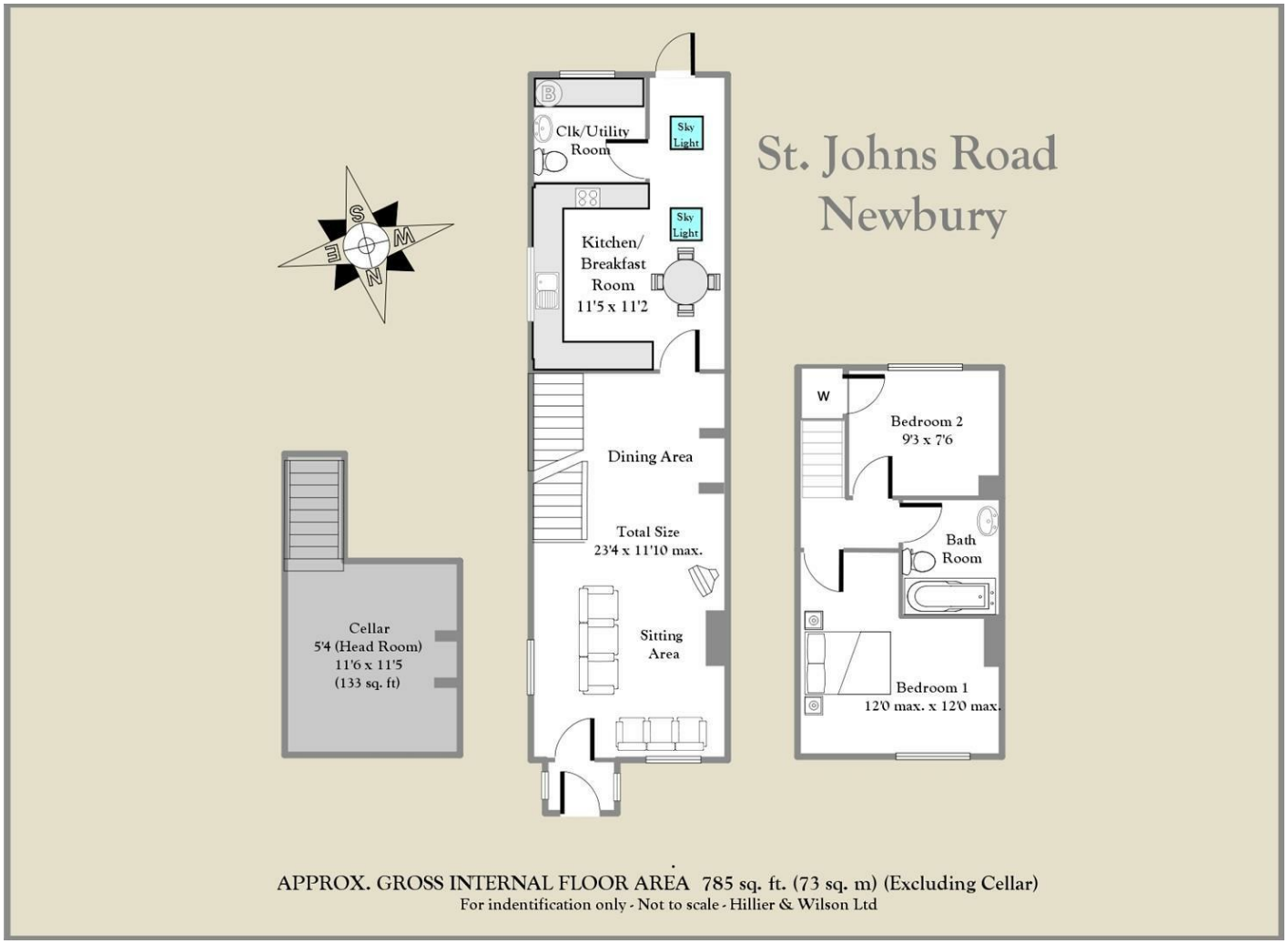
- CHARMING AND CHARACTERFUL TWO BEDROOM VICTORIAN COTTAGE
- WALKING DISTANCE TO NEWBURY TOWN CENTRE AND RAILWAY STATION
- THOUGHTFULLY EXTENDED AND VERSATILE LIVING ACCOMMODATION
- RETAINING MANY PERIOD FEATURES
- SOUTH FACING COURTYARD GARDEN
- ST JOHN'S, ST NIC'S & ST BART'S SCHOOL CATCHMENTS

Services: Mains services are connected
EPC Rating: D
Full results can be sent on request
Council Tax Band: C





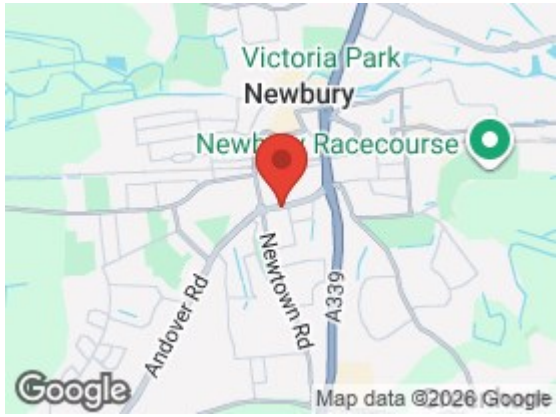




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Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference 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.

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