



58 Paddock Road Newbury Berkshire RG14 7DG

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Price Guide £485,000 Freehold

A 1950s character detached bungalow which has been thoughtfully extended to offer various options to suit a large family or divide into two self-contained homes. It is located in a very sought-after area of south Newbury and within the catchment of the highly regarded St John's and St Bart's schools. Easy walking distance to the town centre with all its facilities and the mainline railway station.

The accommodation comprises an Entrance Hall, sitting room/Bedroom with open fireplace, Fitted Kitchen, Bathroom, Two further Double Bedrooms to the main bungalow and a further Sitting Room and Bedroom/ Study to the rear. Outside the driveway leads to ample parking which runs alongside the bungalow to an Attached Garage. There is also a mature front garden and a good-sized private and secluded rear garden being mostly laid to lawn with established plant borders. UPVC Double Glazing and Gas Central Heating.

In need of some redecoration.

VIEWING HIGHLY RECOMMENDED WITH NO CHAIN

Directions: From the Robin Hood roundabout proceed in a southerly direction towards Winchester on the A339. At the second roundabout turn right onto St John's Road. At the next roundabout take the second left onto the Andover Road. Take the second on the left into Wendan Road and the second left into Meadow Road at the bottom of the road turn left into Paddock Road where the property will also be found on the left.



Council Tax Band: E £2655.90 pa
Nearest Train Station Newbury 0.8 km
Nearest Bus stop: Wendan Road 0.1 km



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract.

