



26 Digby Road Newbury Berkshire RG14 1TS

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Guide Price £325,000 Freehold

An older style semi-detached home located in a very convenient location on the doorstep of Newbury town centre. The local primary school is at one end of the road, and the Donnington Grove Golf course is not far from the other, leading to a fabulous walk to Donnington Castle. A short distance to local shops and the larger Waitrose supermarket is only five minutes away. The property needs some updating but lends itself to extension (subject to the usual consents). There is a fantastic corner plot Garden which surrounds the property on all three sides. Boasting good-sized accommodation including Entrance Hall, Dual Aspect Living/Dining Room with open fireplace, Kitchen/Breakfast Room and Utility Room. To the first floor there are three generously sized Bedrooms, and Shower Room and a Separate WC, and Ample Driveway Parking.

Offered with Vacant Possession and Viewing is Highly Recommended to avoid Disappointment

Directions: Leave Newbury on the A4 Bath Road towards Hungerford. Just past the Waitrose roundabout, take the next right into Brummell Road. Take the first turning on the right into Burchell Road. Take the second turning right into Digby Road and turn right at the junction where the property will be found a short way along on your left.



Council Tax Band:

C £2156.19 pa

Nearest Bus stop:

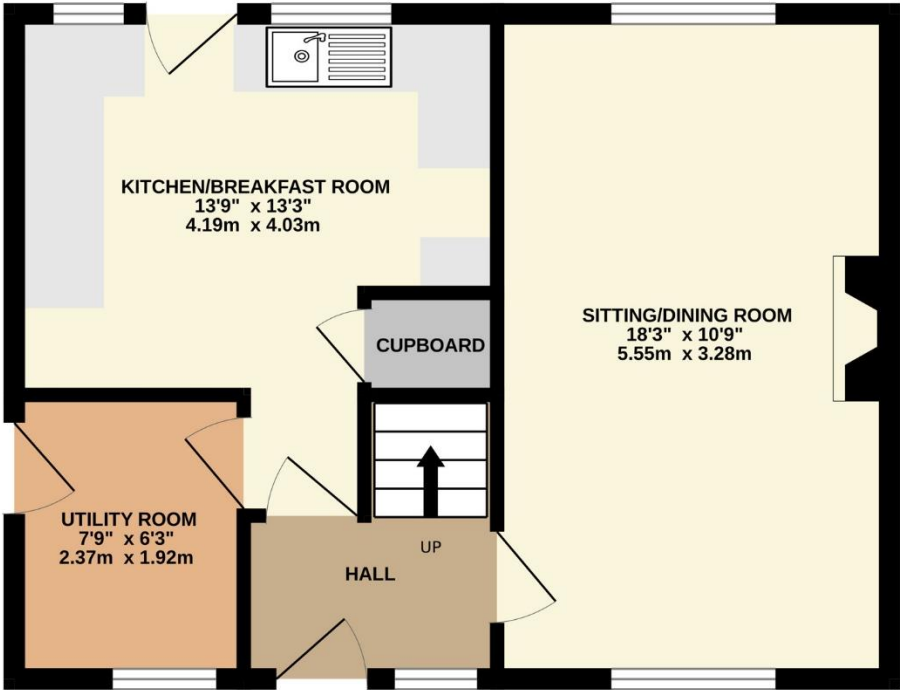
Brummell Road 0.2 km

Nearest Train station:

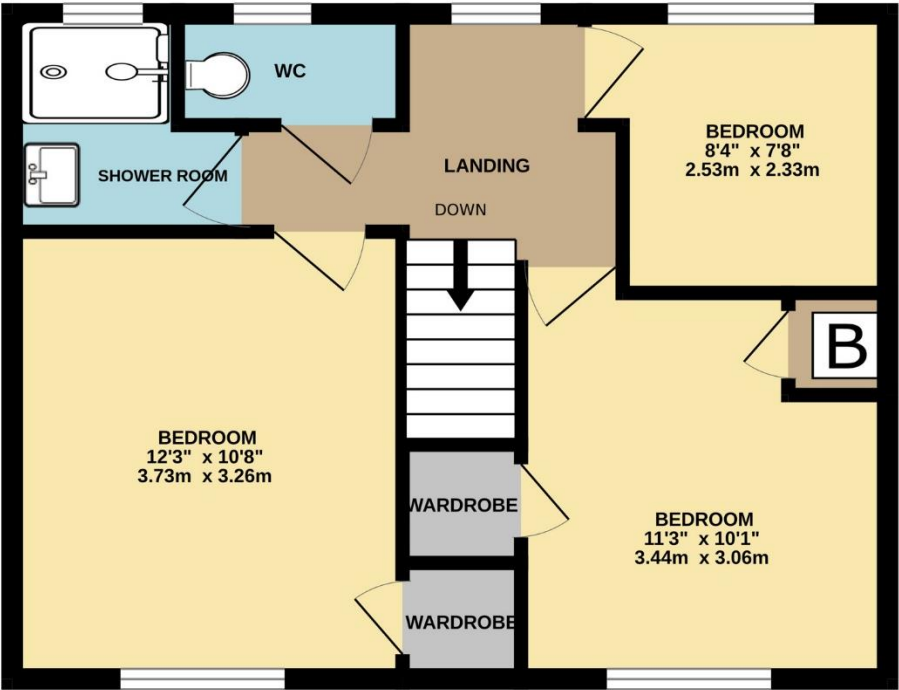
Newbury 2.2 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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

