



32 Newport Road Newbury Berkshire RG14 2AR

**32 Newport Road, Newbury
Berkshire RG14 2AR**

Price Guide £425,000 Freehold

A spacious and thoughtfully extended three-bedroom 1 semi-detached home located within a stone's throw of Newbury town centre and train station.

The property has been tastefully decorated throughout with family-size accommodation. Comprising Entrance Hall, Sitting Room with open fireplace, Separate Dining Room, Fabulous 23' Kitchen/Breakfast Room leading onto the Garden, plus a Utility Area and Cloakroom. To the first floor, there are three Bedrooms plus a superb family Bathroom. Outside is a secluded, well-stocked lawned garden with two patio areas enjoying a sunny aspect. 14' Workshop/Store. Excellent driveway parking in front of the property, plus access from the rear Garden. UPVC double-glazed windows and gas-fired radiator central heating. Easy access to A34 & M4 connections. A short walk to both primary and secondary schools.

Internal Viewing is Highly Recommended

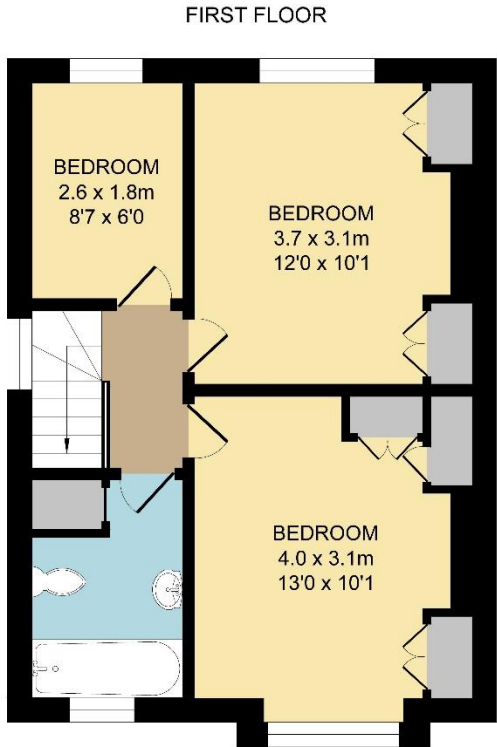
Directions From the Robin Hood roundabout, take the exit signposted A4 Thatcham and Reading. Newport Road is the first turning on the left, and the property is a short distance along on the right-hand side.



Council Tax Band: C **£2156.19 pa**
Nearest Bus stop: London Road **0.1 km**
Nearest Train station Newbury **1.3 km**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 113.0 SQ.M. / 1216 SQ.FT. (EX. GARAGE 12.0 SQ.M. / 129 SQ.FT.)
 All 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. Not to scale. www.halletts-estateagents.co.uk

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

