

Halletts

124 Paddock Road Newbury Berkshire RG14 7DH

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Price Guide £169,950 Share of Freehold

A 1950s ground-floor maisonette 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. Benefitting from its own front and rear Garden. The property requires complete refurbishment, but has scope to be transformed into a fabulous and spacious home. Easy walking distance to the town centre with all its facilities and the mainline railway station.

The accommodation comprises an Entrance Hall, Sitting Room, Kitchen, Bathroom, and Two Double Bedrooms. Outside, there is 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.

New Lease in Negotiation

In need of complete redecoration and modernisation.

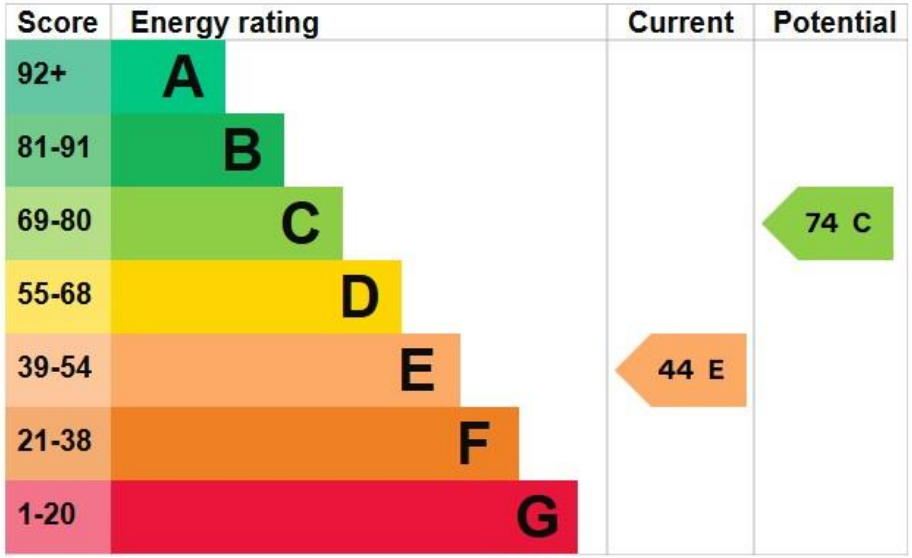
VIEWING HIGHLY RECOMMENDED WITH NO CHAIN

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 Andover Road. Take the second on the left onto Wendan Road and the second left into Meadow Road. At the bottom of the road, turn right onto Paddock Road, where the property will be found on the right.

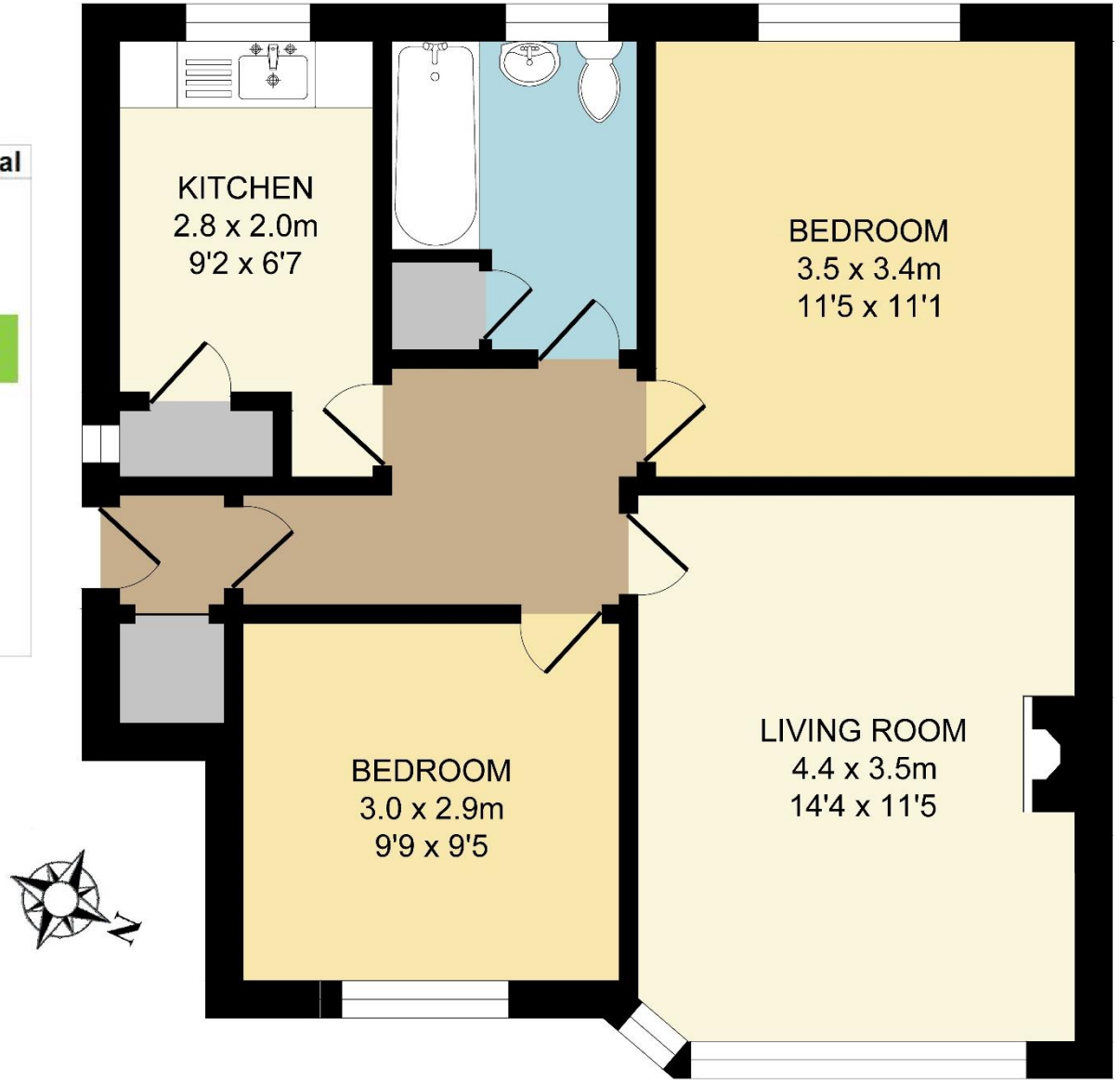




Council Tax Band:	**B**	**£1886.67 pa**
Nearest Train Station	**Newbury**	**1.1 km**
Nearest Bus stop:	**Newtown Road**	**0.2 km**







TOTAL APPROX. FLOOR AREA 56.0 SQ.M. (602 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. 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.





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