



58 Chestnut Crescent Newbury Berkshire RG14 1LE

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Guide Price £320,000 Freehold

An older style 1950's semi-detached home located in a very convenient location on the doorstep of Newbury town centre. A very short distance to local shops and the main town centre is only five minutes away. There is a walkway that brings you to the top of the town centre. The property needs updating and redecoration plus it lends itself to extension (subject to the usual consents). There is a fantastic non overlooked rear lawned Garden. Boasting good-sized accommodation including Entrance Hall, Living Room and separate Dining Room looking onto the rear Garden both with fireplaces, Kitchen, Utility Cupboard, WC plus an Outside Store. To the first floor there are Three generously sized Bedrooms and Family Bathroom. Ample Driveway Parking for two vehicles plus a lawned Garden.

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

Directions: Leave Newbury town centre on the London Road towards the Robin Hood roundabout. Just past the Aldi Supermarket turn left into Hawthorn Road. Keep to the left continuing on Hawthorn Road. Proceed to the bottom then turning right into Chestnut Crescent and the property will be found on the left.



Council Tax Band: C £2156.19 pa

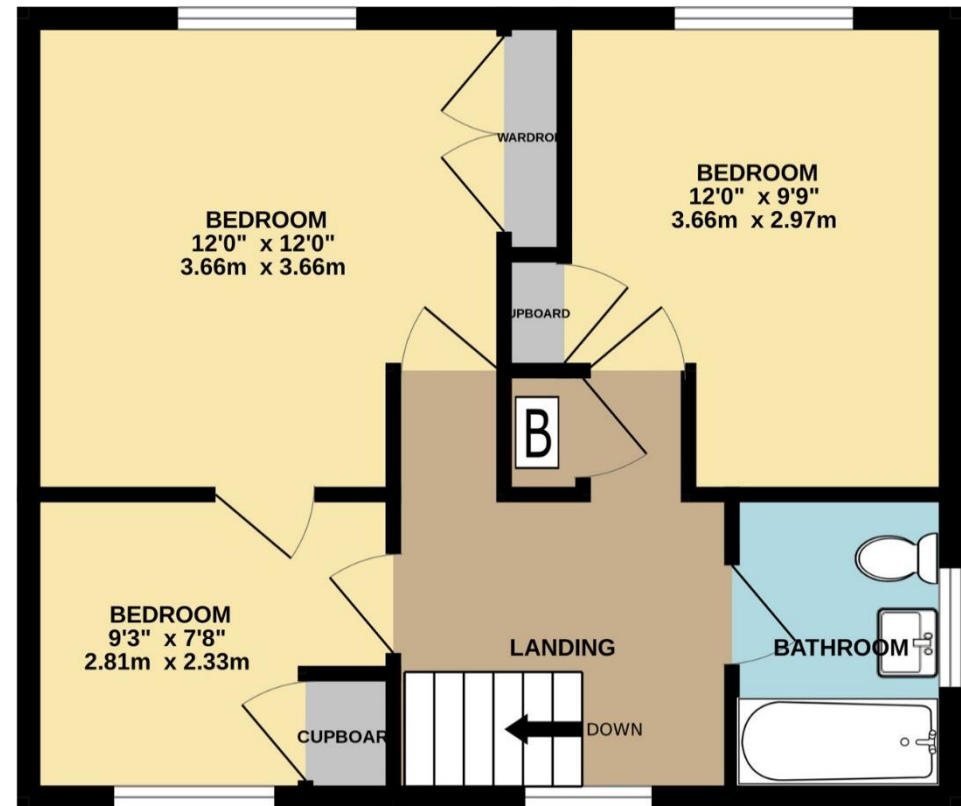
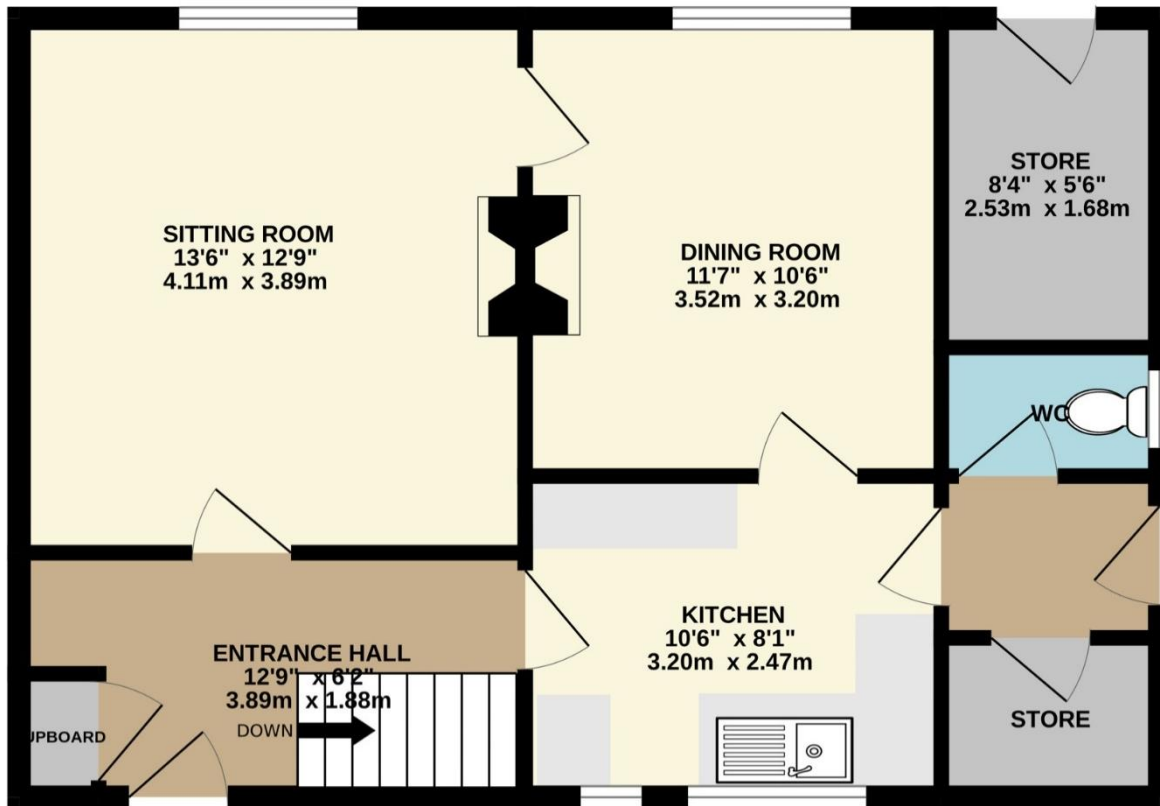
Nearest Bus stop: Chestnut Crescent 0.2 km

Nearest Train station: Newbury 1.1 km

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

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1003sq.ft. (93.2 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

