

56 Skyllings Newbury Berkshire RG14 2BB

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Price Guide £245,000 Freehold

A spacious and well-planned three-bedroom mid terraced home located within a stone's throw of Newbury town centre and train station.

The property requires a little updating. Comprising Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Cloakroom, on the first floor, there are three Bedrooms plus a Family Bathroom. Outside is a secluded, lawned garden enjoying a southerly aspect. Parking is in a Communal Parking area close by. UPVC double-glazed windows and gas-fired radiator central heating. Easy access to the A34 & M4. A short walk to both primary and secondary schools.

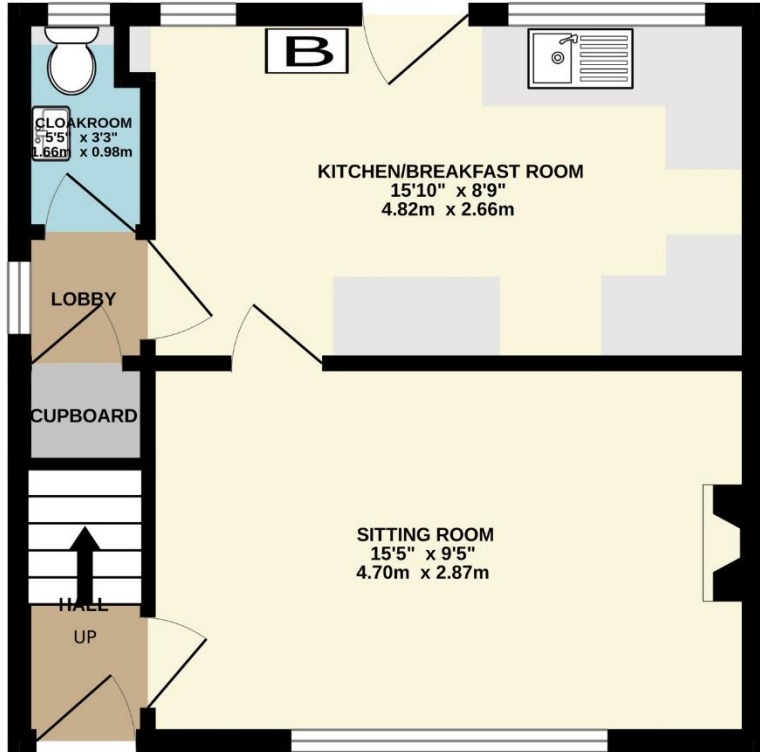
No Ongoing Chain and Internal Viewing is Highly Recommended

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

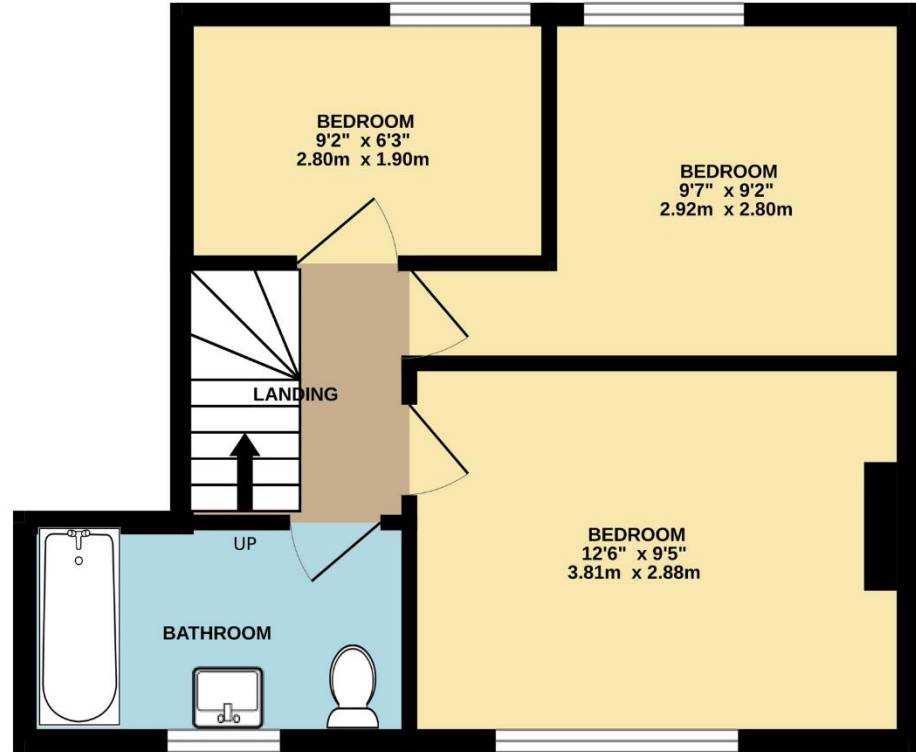
**Council Tax Band: B £1985.15 pa
Nearest Bus stop: London Road 0.1 km
Nearest Train station Newbury 1.3 km**



GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

