

HILLIER & WILSON



Salcombe Road, Newbury, RG14 6ED

Salcombe Road, Newbury

An immaculately presented bay-fronted three bedroom family home that has been thoughtfully modernised throughout while retaining a careful balance charming period features and located on a sought after residential road in South Newbury that falls within the catchment area of the highly regarded John Rankin and St Bartholomew's schools. The property benefits greatly from the potential to extend the living space significantly by either converting the loft space or by extending to the rear (STPP) while other benefits include gas central heating, uPVC double glazing. The ground floor comprises of an entrance hall, sitting room, cloakroom, open-plan kitchen/dining room and a utility room. Upstairs comprises of two double bedrooms, a further bedroom and a family shower room. Externally, there is a generous east facing rear garden that is primarily laid to lawn and features several patio areas. There is on street parking available to the front of the property and Salcombe Road is very conveniently located for access to Newbury town centre which offers a host of shops, cafes and restaurants and picturesque walks along the Kennet & Avon canal. The mainline railway station is also close by, offering regular direct links to London Paddington taking less than an hour.

NO ONWARD CHAIN





- IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME
- POTENTIAL TO EXTEND FURTHER (STPP)
- ST JOHN'S, ST NIC'S & ST BART'S SCHOOL CATCHMENT
- THOUGHTFULLY MODERNISED WHILE RETAINING CHARACTER FEATURES

• HIGHLY SOUGHT AFTER RESIDENTIAL ROAD IN SOUTH NEWBURY

- *NO OWARD CHAIN*

Services:

Mains services are connected

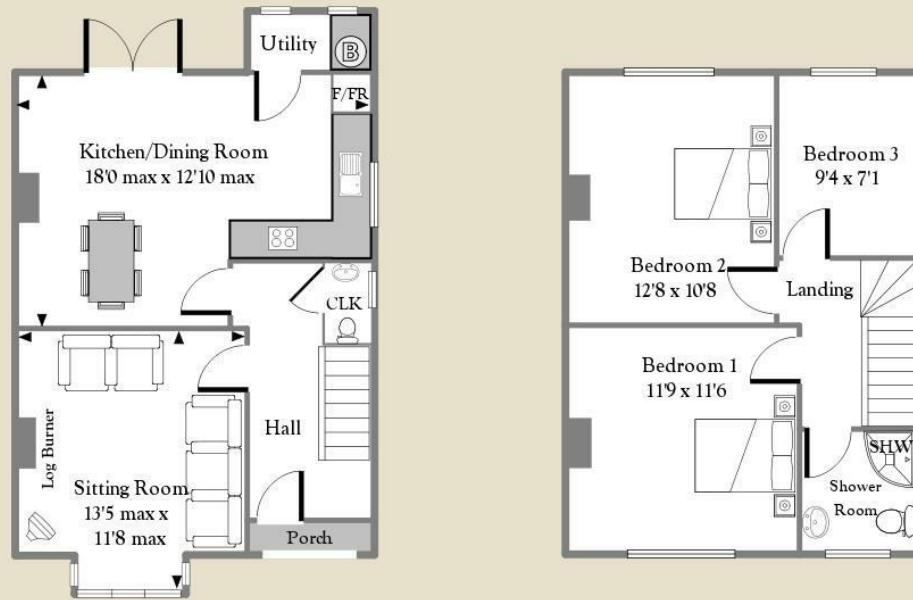
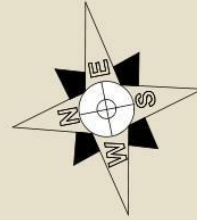
EPC Rating: D

Full results can be sent on request

Council Tax Band: C



Salcome Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 948 sq.ft (88 sqm)
For identification Only - Not To Scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

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