

HILLIER & WILSON



Paddock Road, Newbury, RG14 7DN

Paddock Road, Newbury

A two bedroom detached bungalow located in a popular residential road on the south side of Newbury. The property is in need of modernisation but offers an abundance of potential to extend and convert (subject to the usual consents) whilst other benefits include gas central heating, double glazing, off road parking and garage. The ground floor comprises entrance hall, W.C, bathroom, two double bedrooms, kitchen, sitting/dining room and a conservatory. Externally there is a private and enclosed rear garden which is mainly laid to lawn with mature hedge/tree borders, a patio area and steps up to a further lawn area at the rear of the garden. To the front of the property, there is a lawn area, off road parking via driveway and access to the garage. Paddock Road is ideally located not far from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded St. Johns and St. Barts schools.

NO ONWARD CHAIN



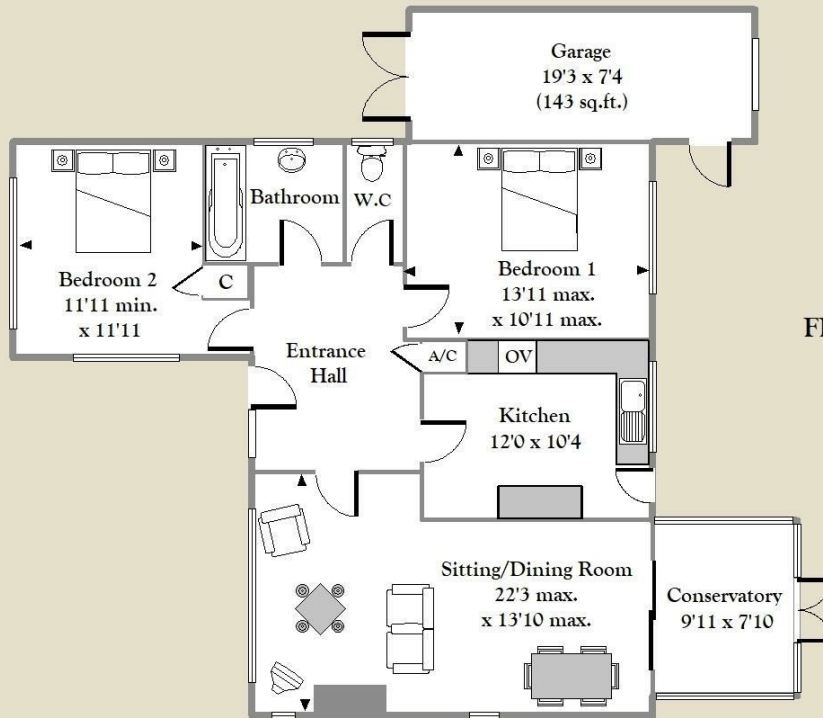


- TWO BEDROOM DETACHED BUNGALOW
 - IN NEED OF MODERNISATION
 - LOCATED ON A POPULAR RESIDENTIAL ROAD
 - ABUNDANCE OF POTENTIAL TO EXTEND/CONVERT (STTC)
 - WALKING DISTANCE TO NEWBURY TOWN CENTRE
 - NO ONWARD CHAIN
- Services:
Mains services are connected
- EPC: Rating D
Full results can be sent on request
- Council Tax:
Band E

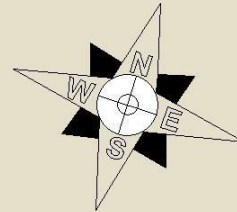


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Paddock Road South Newbury



APPROX GROSS INTERNAL
FLOOR AREA 933 sq.ft. (Excluding Garage)
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.

HILLIER & WILSON

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