

HILLIER & WILSON



Paddock Road
Newbury

Paddock Road Newbury Berkshire RG14 7DG

A surprisingly spacious four bedroom semi-detached family house with a generous plot, ideally located on the south side of Newbury town centre within the catchment area of both the highly regarded St John’s primary and St Bart’s secondary schools. The property benefits from gas central heating, uPVC double glazing, driveway parking and a westerly facing rear garden. The ground floor comprises entrance hall, cloakroom, sitting room with wood-burning stove, open-plan kitchen/breakfast/dining room and utility. Upstairs there is a master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally there is block-paved driveway parking to the front of the property and a good-sized enclosed garden to the rear with patio area and lawn bordered by mature trees and shrubs. Paddock Road is very conveniently located close to Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

Services:
Mains services are connected.

EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band D

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

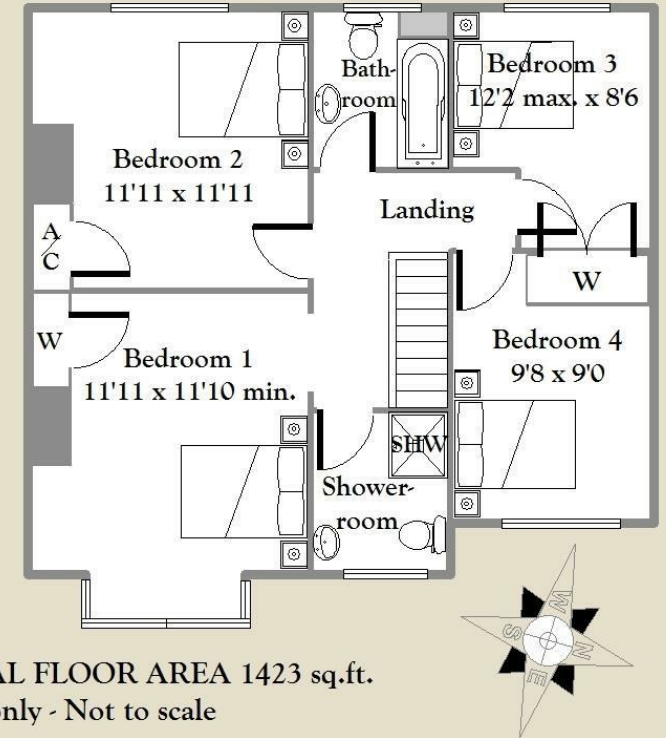
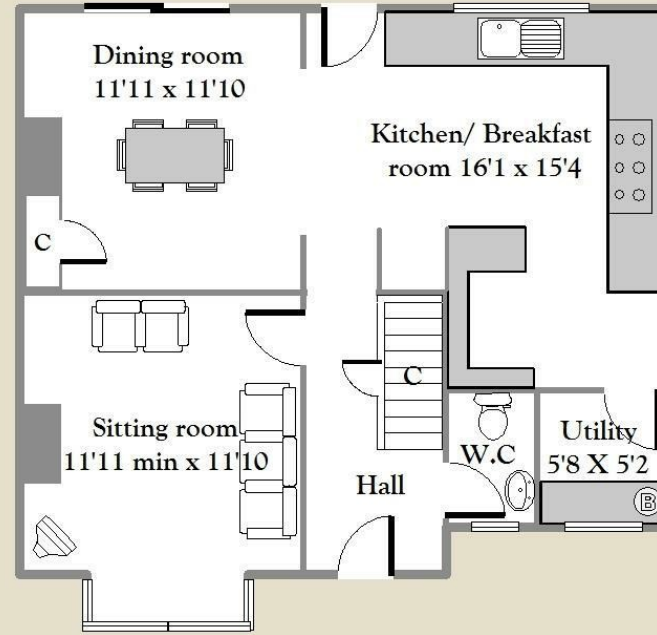
Directions
From the offices of Hillier & Wilson head south towards St John’s roundabout, take the third exit onto the Andover Road, take the first left onto Old Newtown Road, follow the road around to your right onto Paddock road and the property is a short distance up on the right hand side.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |





Paddock Road, Newbury



APPROX.GROSS INTERNAL FLOOR AREA 1423 sq.ft.
For identification only - Not to scale

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

