

HILLIER & WILSON



Paddock Road
Newbury

Paddock Road Newbury West Berkshire RG14 7DG

A beautifully presented three/four bedroom detached family home located in a popular residential road on the south side of Newbury. The property has been modernised throughout and benefits from spacious living accommodation, gas central heating and uPVC double glazing. The ground floor comprises porch, entrance hall, bedroom, sitting room with log burner, family room/bedroom, bathroom, modern kitchen/breakfast room with sliding doors onto the garden and a large utility/boiler cupboard. Upstairs there is a double bedroom with en-suite shower room, a further double bedroom and a large loft space with eaves storage. Externally there is landscaped, westerly facing rear garden which is private and enclosed, mainly laid to lawn with a patio seating area and a pizza oven. 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.

Services:

Mains services are connected.

EPC: Rating D

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

Council Tax:

Band F

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

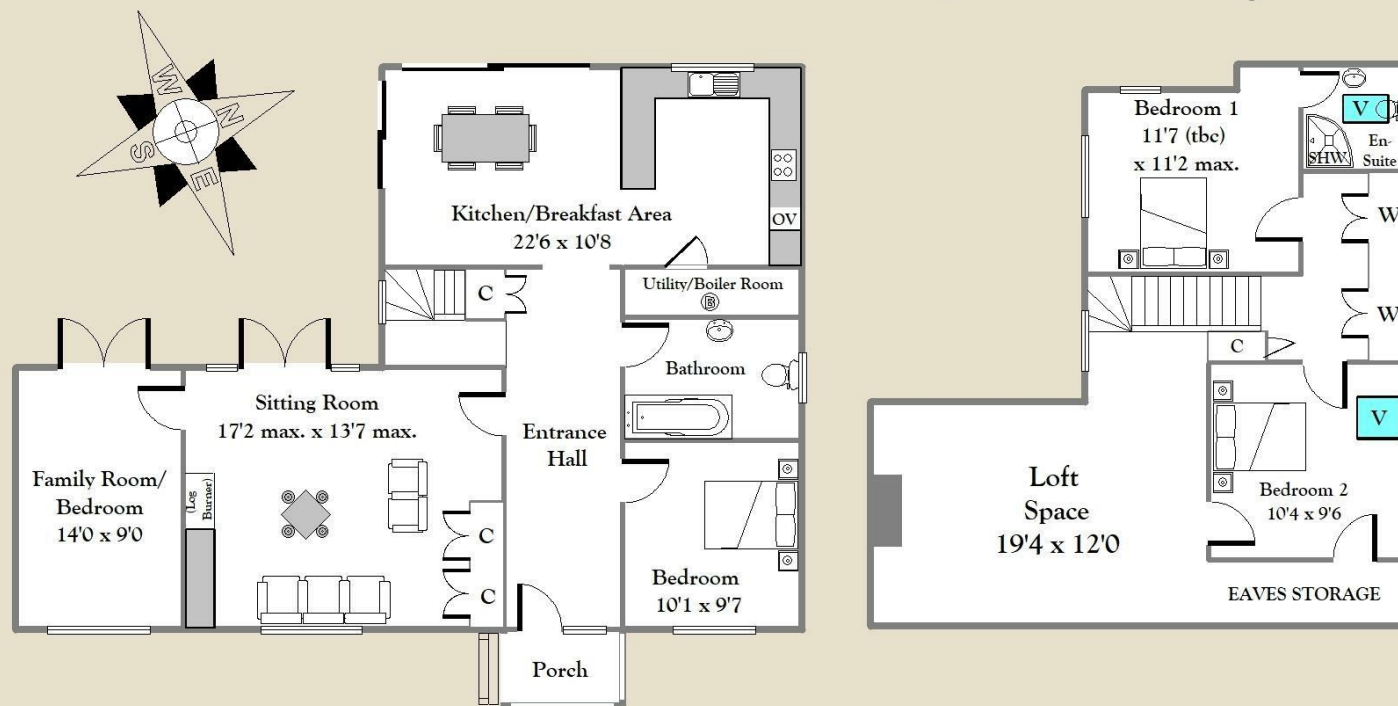
Directions

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 located on the right hand side, just before the turning for Meadow Road.





Paddock Road, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1413 sq.ft. (131 sq.m) - For identification only - Not to scale - Hillier & Wilson Ltd

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.

