

HILLIER & WILSON



Paddock Road
South Newbury

Paddock Road Newbury Berkshire RG14 7DN

A deceptively spacious two bedroom detached bungalow, located in a popular residential road on the south side of Newbury. The property has far-stretching views over Newbury and of Donnington Castle, whilst other benefits include gas central heating, majority uPVC double glazing, driveway parking and garage. The accommodation comprises spacious entrance hall, sitting/dining room, conservatory, kitchen, master bedroom with fitted wardrobes and en-suite shower room, a further double bedroom and bathroom. Externally, there is a private rear garden which is mainly laid to lawn, bordered by mature hedges and trees. Small patio area, summer house, shed, potting shed and a greenhouse. To the front of the property, there is ample off road parking and also a 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.

Services:
Mains services are connected.

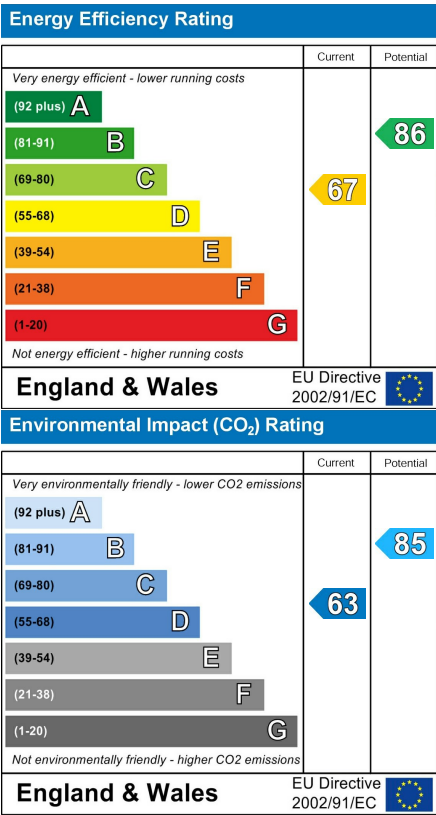
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band E

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

Directions

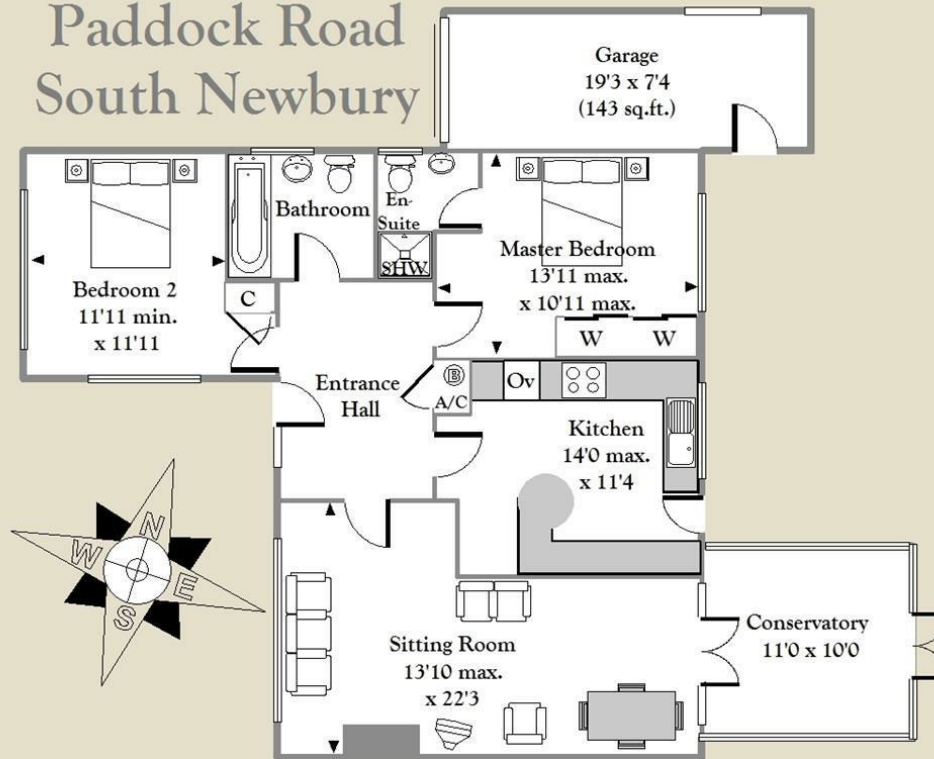
From the offices of Hillier & Wilson head south towards St John’s roundabout, take the third exit onto the Andover Road, take the first left onto Old Newtown Road, follow the road around to your right onto Paddock road and the property is located on the left hand side.



HILLIER & WILSON



Paddock Road South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1161 sq.ft. (Including Garage)
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.

