HILLIER & WILSON



Salcombe Road, Newbury, RG14 6ED

Tel: 01635 522044
sales@hillierandwilson.co.uk

Guide Price £425,000

Salcombe Road, Newbury

NO ONWARD CHAIN

A beautifully presented three bedroom family home located on a sought after residential road on the South side of Newbury town centre, this is within catchment of the highly regarded John Rankin and St Bart's schools.

The property further benefits from gas central heating with a recently installed boiler, newly fitted uPVC double glazing and a good-sized, landscaped rear garden.

The ground floor boasts a characterful sitting room containing a log burner, a welcoming dining room with a feature fireplace, a kitchen with vaulted ceiling and exposed beams leading to a utility area and a modern family bathroom.

The first floor presents a spacious principal bedroom with built-in-wardrobes, a further double bedroom complete with practical built in storage and an additional bedroom, ideal for use as a spare room or home office.

Externally, there is a gated garden to the front of the house, whilst the rear of the property features a deceptively large enclosed garden, with patio to rear. (with potential rear vehicle access)

Salcombe Road is ideally located within a flat walk of Newbury town centre, offering a wide range of local amenities. The property is also conveniently positioned for Newbury mainline railway station, providing regular, direct links to London Paddington in under an hour.









- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- ST BART'S & JOHN RANKIN SCHOOL CATCHMENT
- PERIOD FEATURES THROUGHOUT
- GENEROUS SIZED BEDROOMS
- RECENTLY INSTALLED UPVC DOUBLE GLASZED WINDOWS & GAS CENTRAL HEATING
- *NO ONWARD CHAIN*

Services: Mains services are connected

EPC: Rating TBC
Full results can be sent on request

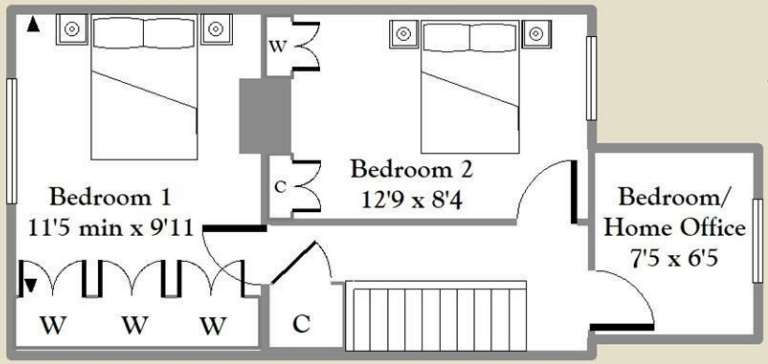
Council Tax: Band C

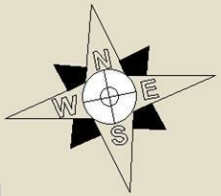


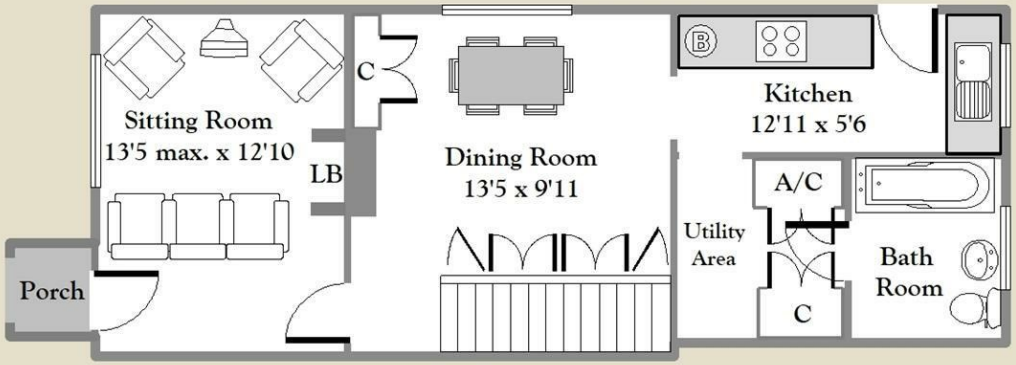




Salcombe Road, Newbury







APPROX. GROSS INTERNAL FLOOR AREA 840 sq.ft (78 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.

