

HILLIER & WILSON



Salcombe Road, Newbury, RG14 6EB

Salcombe Road, Newbury

A handsome and thoughtfully renovated bay-fronted Edwardian four bedroom semi-detached family home situated on a popular residential road on the south of Newbury that falls within the catchment area of the highly regarded St Bart's school.

The property benefits from a wealth of original features throughout, west facing rear garden, off-road parking, gas central heating and uPVC double glazing.

With living accommodation arranged over three floors, the property consists of a welcoming entrance hall, sitting room, family/dining room, kitchen/breakfast room. On the first floor there are three well-proportioned bedrooms and a family bathroom. The loft has been converted into a versatile space that could be used as an office space or guest suite and features an ensuite shower room and access to eaves storage.

Externally, there is a low maintenance, gated front garden and a landscaped, enclosed rear garden with patio area, lawn, detached brick shed and gated access to the off road parking at the rear of the property.

Salcombe Road is ideally located within a flat walk of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





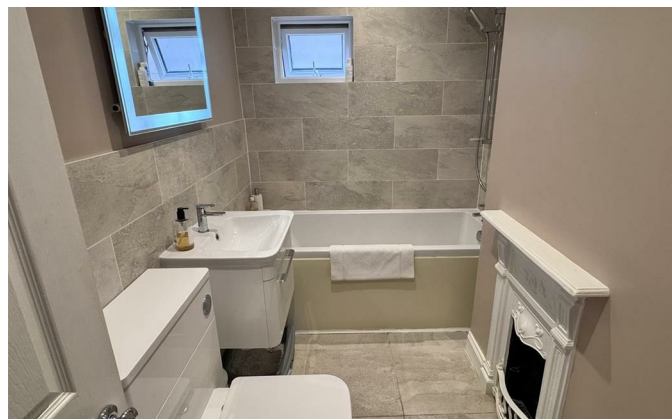
- HANDSOME BAY-FRONTED FOUR BEDROOM FAMILY HOME
- POPULAR RESIDENTIAL ROAD IN SOUTH NEWBURY
 - ORIGINAL FEATURES THROUGHOUT
- LIVING ACCOMMODATION OVER THREE FLOORS WITH A VERSATILE LOFT ROOM
- WEST FACING PRIVATE REAR GARDEN
- JOHN RANKIN & ST BART'S SCHOOL CATCHMENTS

Services: Mains services are connected

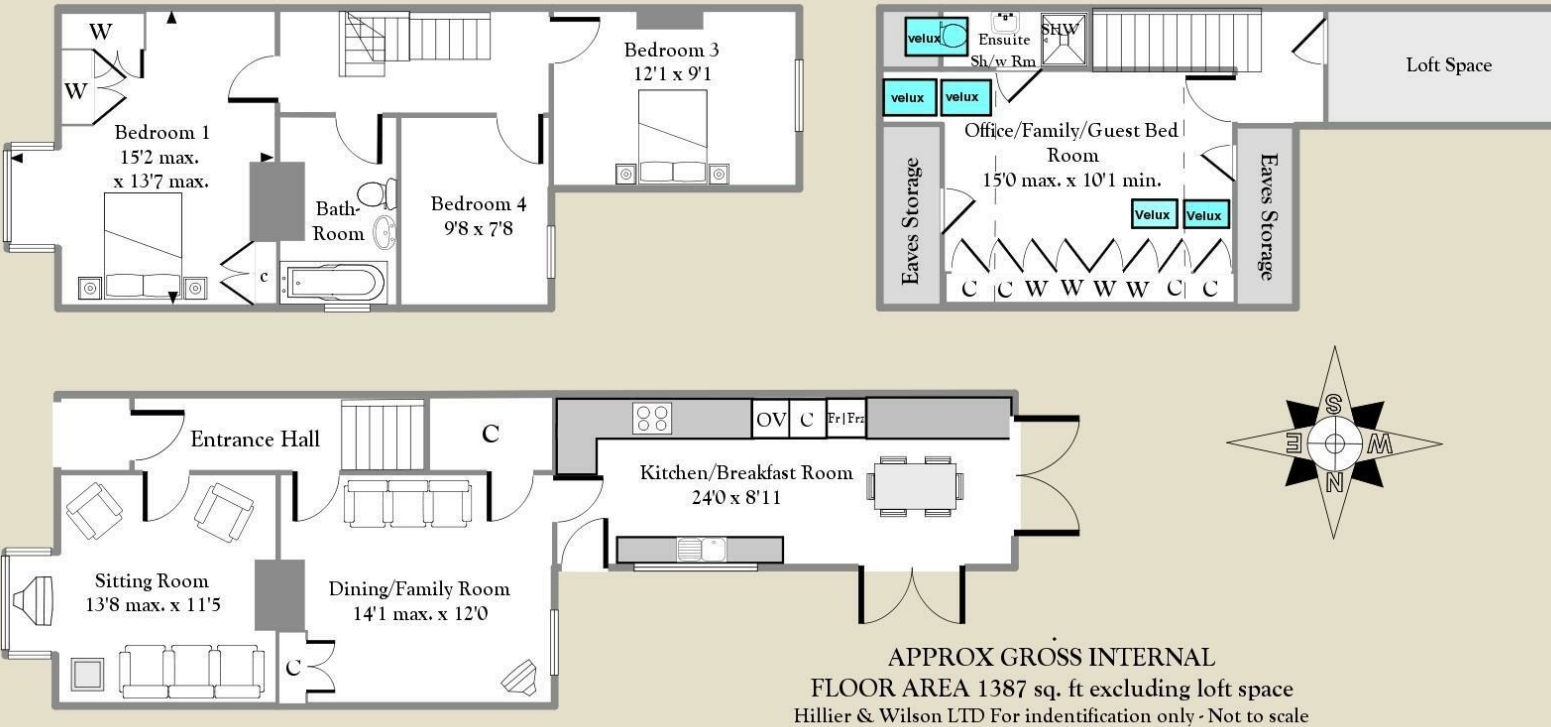
EPC Rating: D

Full results can be sent on request

Council Tax Band: D



Salcombe Road, South Newbury



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.

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