

HILLIER & WILSON



Paddock Bungalow
Old Newtown Road, Newbury

Old Newtown Road (1027 sq.ft) Newbury Berkshire RG14 7DE

A beautifully presented three bedroom detached bungalow with a secluded position and ideally located for Newbury town centre and mainline railway station. The property benefits from gas central heating, uPVC double glazing, ample driveway parking, garage and southerly facing rear garden. The accommodation comprises entrance hall, sitting room, master bedroom with fitted wardrobes, two further double bedrooms and a modern family bathroom with separate shower enclosure, spacious kitchen/breakfast/dining room, boot room and shower room. Externally there is a large tarmac driveway and single garage at the front of the house, whilst to the rear is an attractive, landscaped garden with patio area and elevated lawn with mature borders. Old Newtown Road is very conveniently located within walking distance of both Newbury town centre and 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

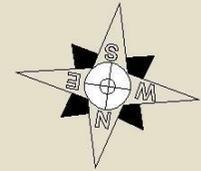
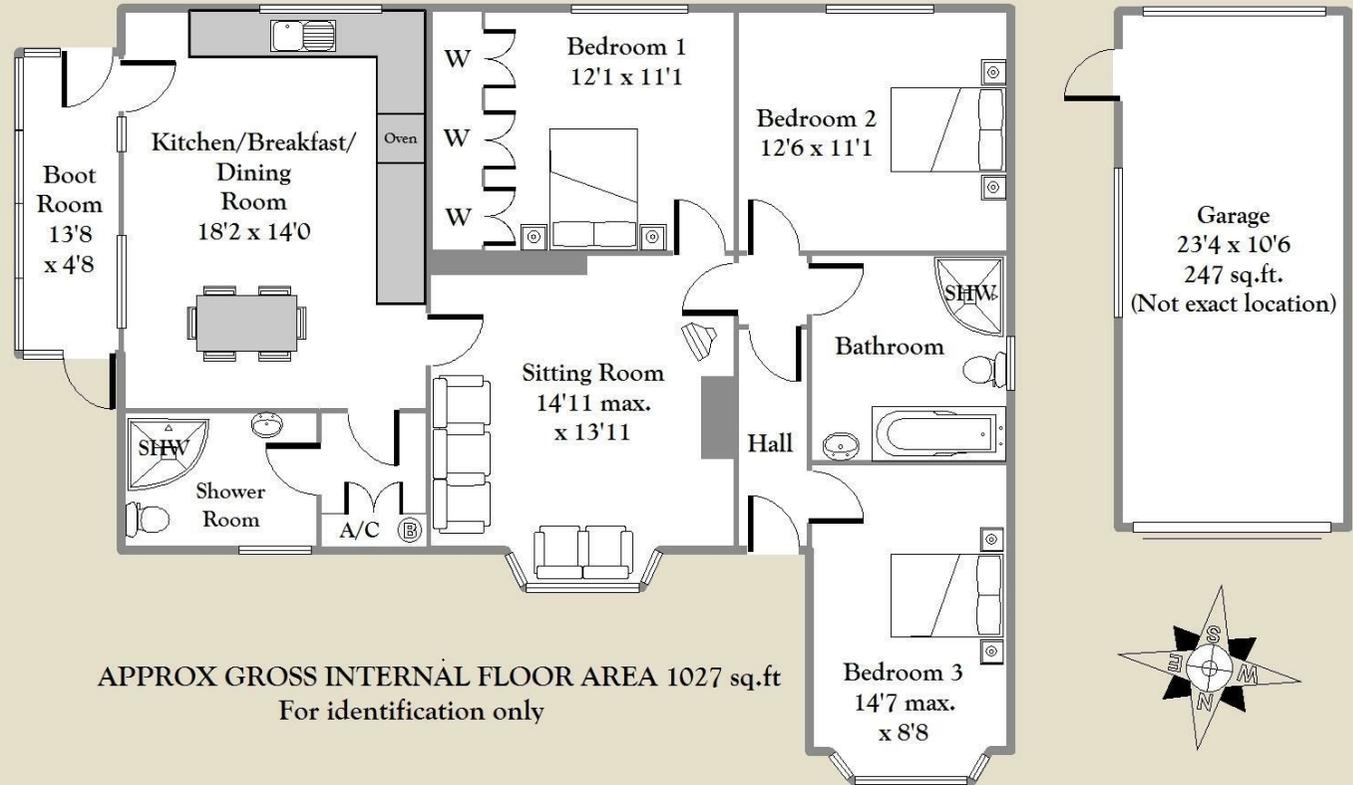
Directions

From the offices of Hillier & Wilson head south towards St Johns roundabout, take the third exit onto the Andover Road, take the first left onto Old Newtown Road, follow the road round to the right, passing Paddock Road, then just before the road narrows, turn right down a track and the property will be on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Old Newtown Road, Newbury



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.

