

HILLIER & WILSON



Paddock Road  
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 is in need of modernisation and offers huge potential to extend and convert (subject to the usual consents), whilst other benefits include far-reaching views over Newbury and of Donnington Castle, large plot, gas central heating, double glazing, driveway parking and garage. The accommodation comprises entrance hall, two double bedrooms (one of which has built-in storage), shower room, W.C, sitting room, kitchen, garden room and conservatory. Externally, there is an enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a detached garage with storage shed; whilst to the front, there is a well maintained lawn area and off road parking via driveway. 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. NO ONWARD CHAIN

**Services:**

Mains services are connected.

**EPC: Rating E**

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.

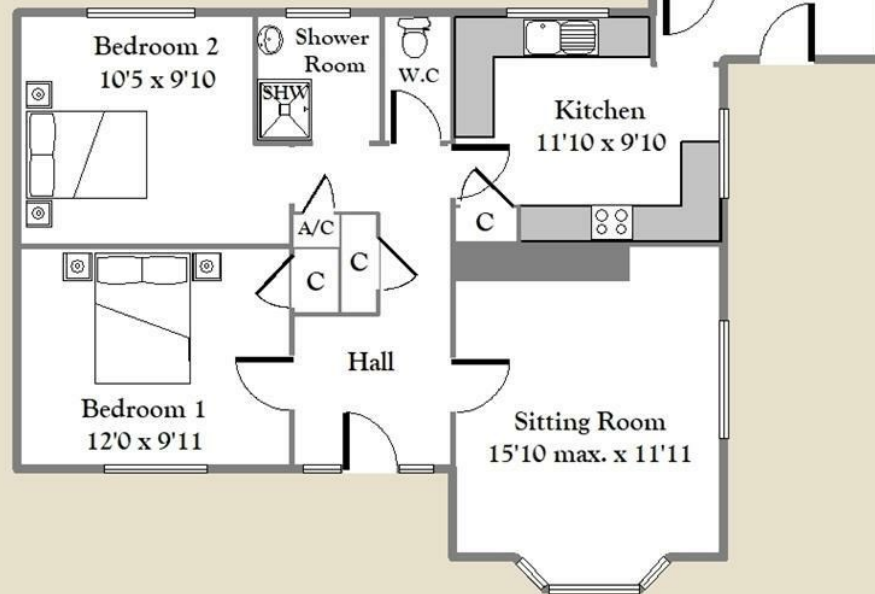




# H&W



## Paddock Road Newbury



APPROX. GROSS INTERNAL FLOOR AREA 926 sq.ft. (86 sq.m)  
For identification only - Not to scale - Hillier & Wilson LTD

# H&W



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.



