



122 PADDOCK ROAD

£175,000

Carter Jonas

122 PADDOCK ROAD NEWBURY RG14 7DH

- Newbury town and mainline station 1 mile
- M4 (J13) and A34 3½ miles

Private front door · entrance hall · stairs to the first floor · living room · 2 double bedrooms · bathroom · kitchen · double-glazing · rear garden with shed · garage store building · Energy Rating E

SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

A spacious 2 bedroom maisonette and benefitting from its own private front door which gives access to a staircase leading to the first floor accommodation. There is a comfortable living room and two double bedrooms including a main bedroom with built in wardrobes. The property also benefits from a bathroom and fitted kitchen. The property requires some improvement and is available chain free.

A 2 BEDROOM FIRST FLOOR MAISONETTE REQUIRING SOME IMPROVEMENT AND OFFERED FOR SALE WITH NO ONWARD CHAIN. THE PROPERTY BENEFITS FROM SPACIOUS ACCOMMODATION INCLUDING 2 BEDROOMS AND A PRIVATE REAR GARDEN.



OUTSIDE

Benefits from a sizeable rear garden with mature shrubs and plants, a wood shed and a useful garage store.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains services connected, electric heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band B

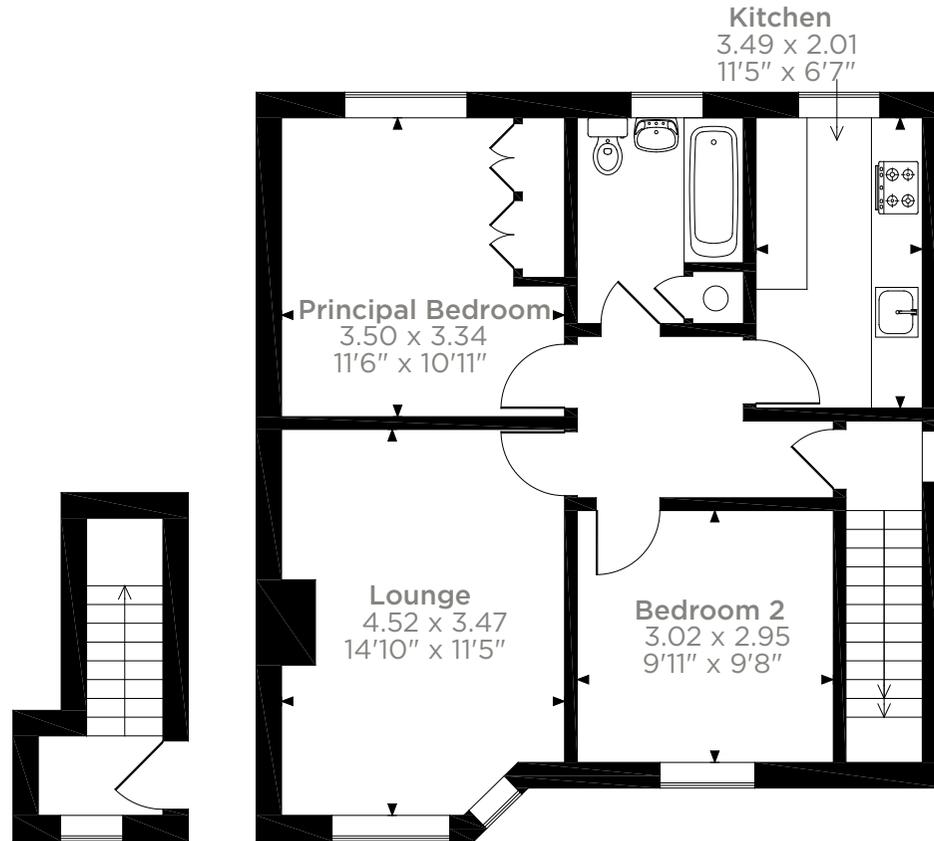
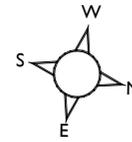
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 7DH



122 Paddock Road, Newbury, Berkshire

Approximate Gross Internal Area 63 Sq M/678 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Offices throughout the UK



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