



61 Westwood Road Newbury Berkshire RG14 7TJ

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Price Guide £359,950

Freehold

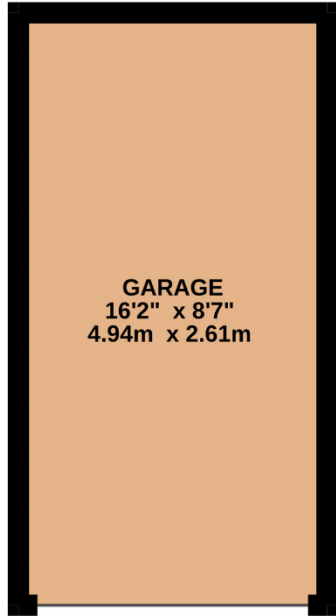
A well-presented and generous size three-bedroom semi-detached home with a detached garage located a short distance from Newbury Town Centre! Located on the popular Westwood Farm development. This property benefits from an Entrance Porch, a good-sized Lounge with an open fireplace, a separate Dining Room, and a Kitchen overlooking the Garden. On the first floor, there are three Bedrooms, a family Bathroom, and a separate WC. Delightful and private east and south-facing rear Gardens to the rear. To the side of the property is a long Driveway leading to the Garage.

- ❖ **Entrance Porch**
- ❖ **Living Room with open fireplace**
- ❖ **Separate Dining Room**
- ❖ **Well fitted Kitchen**
- ❖ **Three Bedrooms**
- ❖ **Family Bathroom and Separate WC**
- ❖ **Gas Central Heating and Upvc Double Glazing throughout**
- ❖ **Well-tended east and south-facing rear garden**
- ❖ **Detached Garage**
- ❖ **Ample driveway parking to the front of the property**
- ❖ **Walking distance of Newbury railway station**
- ❖ **Viewing Highly Recommended Offered with No Ongoing Chain**

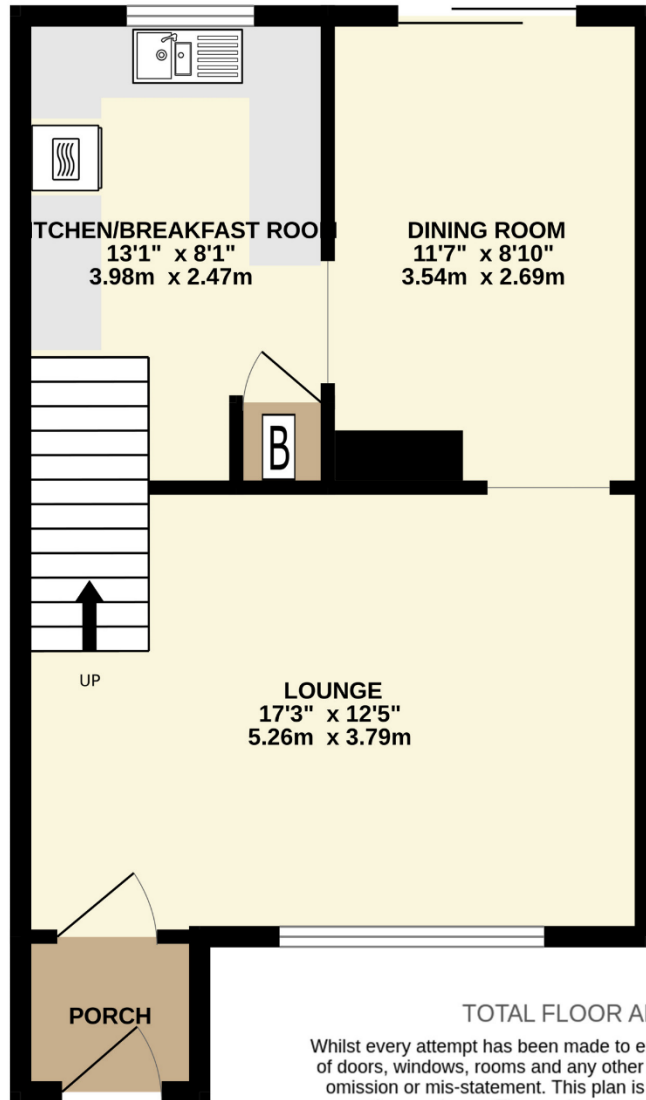
Directions: From the Robin Hood roundabout proceed on the A339 towards the Town Centre. Travel over the bridge and at the roundabout continue straight over towards Halfords passing Sainsbury's on your left. At the mini roundabout turn left and bear right into Greenham Road turning left into Racecourse Road. Bear right into New Road. Turn right into Westwood Road and the property will be found on the left-hand side.



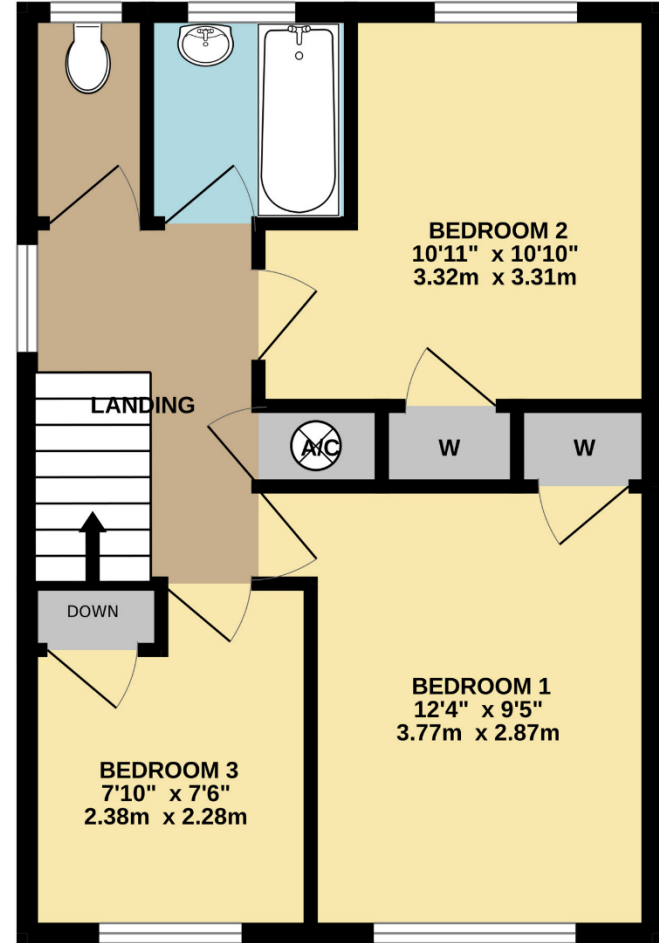
GARAGE
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



Council Tax Band: D £2116.09

Nearest Bus Stop: Westwood Road

Nearest Train Station: Newbury

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(s).

