



15 Digby Road Newbury Berkshire RG14 1TS

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Guide Price £349,500 Freehold

An older style semi detached home located in a very convenient location on the doorstep of Newbury town centre. The local primary school is at one end of the road and Donnington Grove Golf course is not far from the other which leads to a fabulous walk to Donnington Castle. A short distance to local shops and the larger Waitrose supermarket is only five minutes away. The property is in need of some updating however lends itself to extension (subject to the usual consents) There is a fantastic corner plot Garden which widens greatly to the rear. Boasting good size accommodation including Entrance Hall, a Dual Aspect Living/Dining Room, Kitchen/Breakfast Room. Utility and Cloakroom. To the first floor there are three generous size Bedrooms and Family Bathroom and Separate WC, Driveway and Detached Garage/ Workshop.

Offered with Vacant Possession and Viewing is Highly Recommended to avoid Disappointment

Directions: Leave Newbury on the A4 Bath Road towards Hungerford. Just past the Waitrose roundabout take the next right into Brummell Road. Take the first turning on the right into Burchell Road. Take the second turning right into Digby Road and turn right at the junction where the property will be found a short way along on your right.



Council Tax Band:

C £1720.00 pa

Nearest Bus stop:

Brummell Road 0.2 km

Nearest Train station:

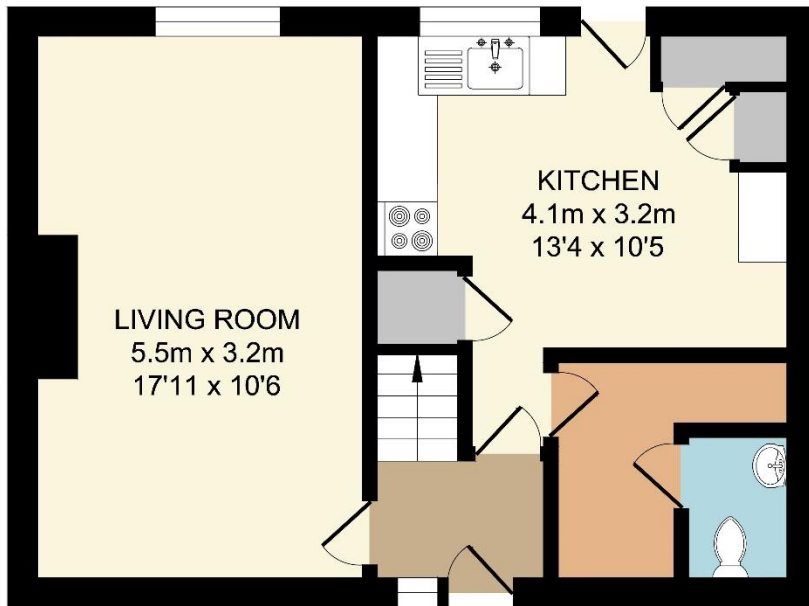
Newbury 2.2 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

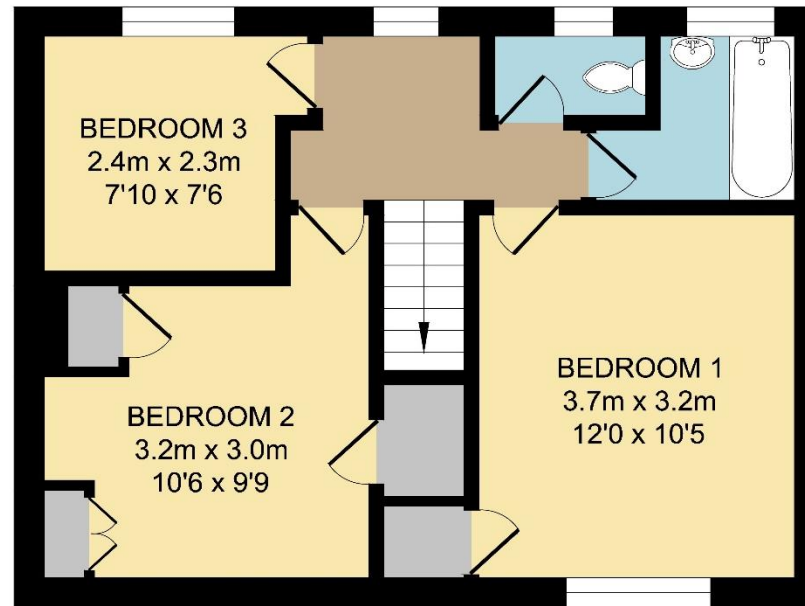


TOTAL APPROX. FLOOR AREA 81.3 SQ.M. (875 SQ.FT.) EXCLUDING GARAGE

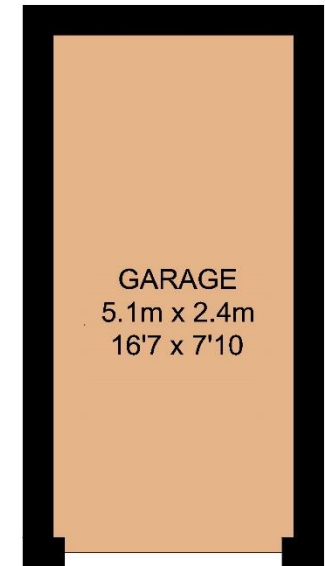
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.halletts-estateagents.co.uk



GROUND FLOOR



FIRST FLOOR



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

