



113 Newtown Road Newbury Berkshire RG14 7ER



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Berkshire RG14 7ER**

**Price Guide £425,000 Freehold**

**An older style 1950's built three bedroom detached bungalow in need of a little updating but offering huge scope to improve. The property is ideally situated in a convenient location on the south side of Newbury town centre. Within a short walk of the town centre and rail station and is within very good schooling catchments including Falkland Primary and Park House secondary schools. The accommodation comprises Entrance hall, Lounge and separate Dining room, Kitchen, Rear Glazed Utility Porch, Three Bedrooms and Bathroom. Benefits include Detached Garage, driveway parking, Corner plot with west facing rear garden, gas central heating and upvc double glazing**

**Offered with No Ongoing Chain**

**Directions**

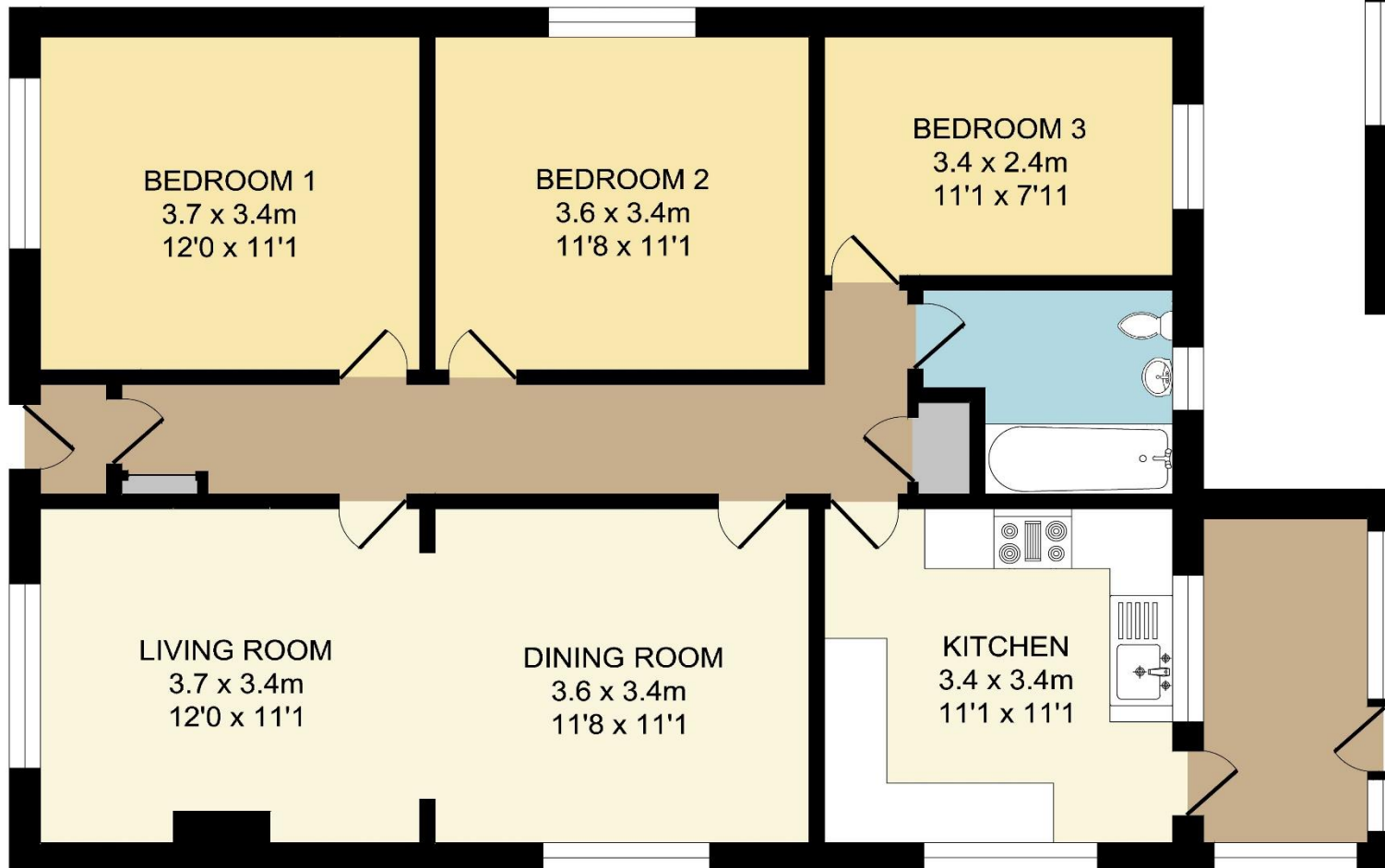
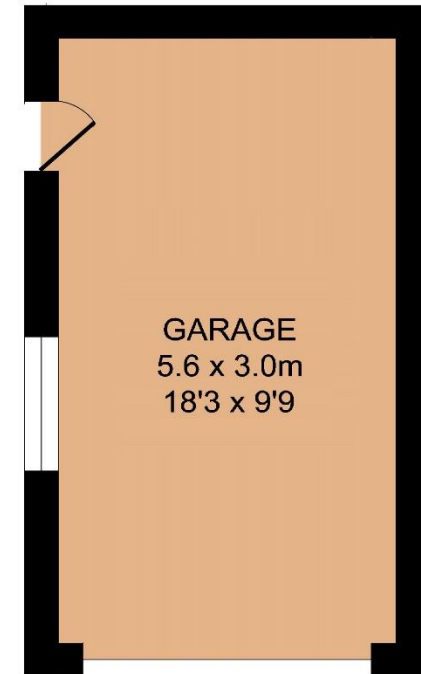
**From the Robin Hood roundabout proceed in a southerly direction towards Winchester on the A339. At the second roundabout turn right onto St Johns Road. At the next roundabout take the first left onto the Newtown Road. Proceed up the hill and the property will be found on the right hand side on the far corner of Chandos Road.**



**Council Tax Band:** E £2523.27 pa  
**Nearest Train Station:** Newbury 1.2 km  
**Nearest Bus stop:** Newtown Road 0.1 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	57   D	
39-54	E		

TOTAL APPROX. FLOOR AREA 94.2 SQ.M. (1014 SQ.FT.) Ex 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](http://www.halletts-estateagents.co.uk)



**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.



