



3 Woodside Newbury Berkshire RG14 6HL

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Price Guide £450,000 Freehold

A character 1950s four-bedroom semi-detached home located within a very sought-after location on the doorstep of both John Rankin and St Bartholomew's schools. The property has recently been extended to now boast four bedrooms and two bathrooms with a large integral Garage. There is scope for further improvement and extension as there is an unusually large rear Garden which is well established and very private, increasing in width and depth. The Lounge boasts an open fire with a wood burner. The Kitchen/Breakfast Room benefits from a Utility Room and a WC complements the ground floor. There are Four Bedrooms on the first floor with the Master Bedroom enjoying an En Suite Shower Room plus a Walk in Wardrobe. Three Bedrooms and a Family Bathroom.

Outside is an ample size driveway to the front of the Garage. The rear Garden is a great feature with great potential for the landscape. There is double glazed windows and gas-fired radiator central heating with a recently installed gas-fired boiler. Within easy walking distance to local shops buses and the town centre.

Internal viewing is highly recommended

Offered With No Ongoing Chain

Directions

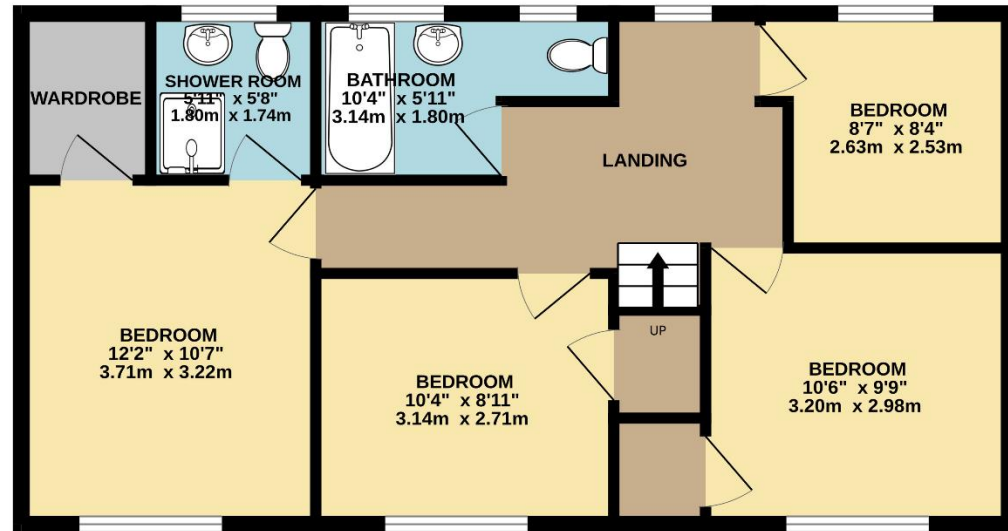
From the Robin Hood roundabout head south on the A339. Continue through the traffic lights and over the first roundabout. At the next roundabout take the third exit onto St Johns Road. At the next roundabout take the second exit onto the Andover Road. Turn right into Buckingham Road and then left into Fifth Road. Turn the second left into Valley Road. Woodside is the fifth turning on the left where the property will be found on the left.



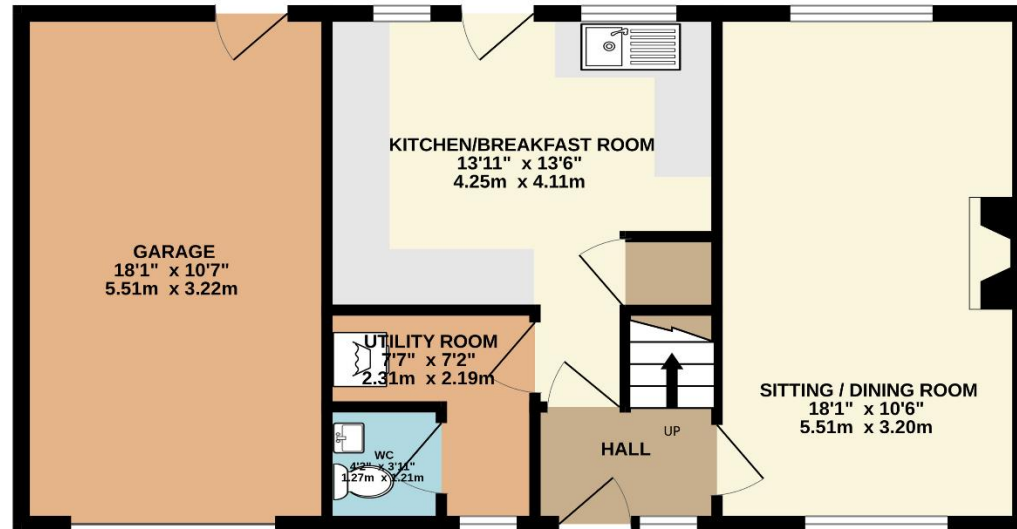
Council Tax Band: C £1835.10 pa
Nearest Bus stop: Valley Road 0.2 km
Nearest Train station: Newbury 1.8 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 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

