



Two Rivers Way

Cricketts

Two Rivers Way, Newbury, RG14 5TE

£315,000



- 🏠 Quiet cul-de-sac location
- 🏠 Hallway
- 🏠 Downstairs WC
- 🏠 Lounge Diner
- 🏠 Fitted Kitchen
- 🏠 Off street parking
- 🏠 Fully enclosed garden
- 🏠 larger than average garage
- 🏠 Close to amenities
- 🏠 2 Good sized bedrooms both with built in wardrobes.
- 🏠 Family bathroom
- 🏠 No onward chain

#### DESCRIPTION

An attractive two double bedroom mid terrace house situated in a prime residential location tucked away in a cul de sac in this small select development.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED. NO ONWARD CHAIN.

The property has been completely refurbished by it's current owners who have replaced the kitchen, downstairs cloakroom and the bathroom. They have redecorated throughout in neutral colours and have had new carpets laid.

The accommodation is very light and airy and comprises:- Hallway, downstairs cloakroom, kitchen, good size lounge/dining room with patio doors leading to the garden. On the first floor there are two double bedrooms and a family bathroom.

There is a beautiful garden which is fully enclosed and offers a degree of seclusion. A good sized paved patio where one can enjoy alfresco dining with winding pathway leading to the garden shed. There is a lawn which has mature flower and shrub borders.

There is an allocated car parking space in front of the house and a grass border with mature shrubs and an established tree.

There is also a large garage in a horseshoe shape block at the end of the cul de sac which widens to the rear at an angle, which is larger than a normal sized single garage.

## Directions

Proceed east out of Newbury on the A4 towards Thatcham and at the major Hambridge Road crossroads turn right into Hambridge Road and then first right into Two Rivers Way. take the 3rd right into the cul-de-sac and the property will be found on the right hand side distinguishable by a Crickets for sale board.

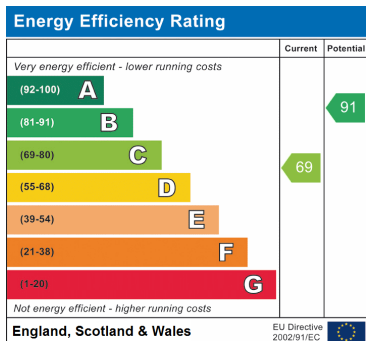
## Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre.

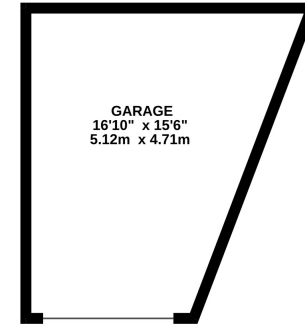
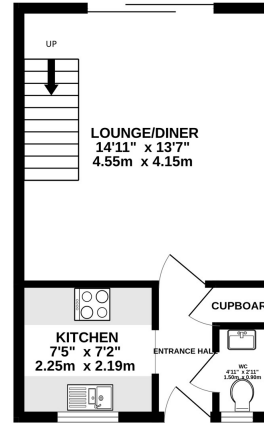
There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses.

There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common.

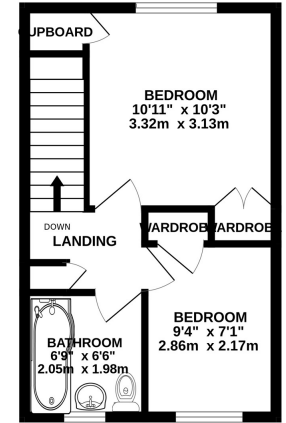
Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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