



Harrington Close

Cricketts



- 🏠 Entrance porch
- 🏠 Utility room and large storage cupboard
- 🏠 Kitchen/ dining room
- 🏠 Lounge/ conservatory
- 🏠 Two bedrooms
- 🏠 Bathroom
- 🏠 Good size West facing rear garden
- 🏠 Two off road parking spaces
- 🏠 Gas fired central heating
- 🏠 Council tax band C

#### DESCRIPTION

Welcome to this delightful two-bedroom mid-terrace house, located in the popular Manor Park development on the north side of Newbury. Lovingly maintained by its current owners, this property is presented for sale in excellent condition throughout.

The spacious accommodation includes: Porch: Welcoming entryway. Utility Room: Originally the downstairs cloakroom, providing practical additional space. Open Plan Kitchen/Dining Room: A modern, open space perfect for entertaining fitted with a range of kitchen furniture and integrated appliances and breakfast bar, there is a door leading into the conservatory which has been very well insulated and is used all year round. Doors that open onto a beautifully landscaped garden, ideal for relaxation and alfresco dining. The first floor features: Two Double Bedrooms: Offering ample space and comfort. A Well-appointed bathroom with contemporary fixtures.

Outside, the property boasts: Two Allocated Parking Spaces: Conveniently situated for ease of access.

The rear garden is a stunning, landscaped retreat with a good-sized paved patio for outdoor dining, a lush lawn with attractive flower and shrub borders, and steps leading to a large shed/workshop equipped with power and light. This home offers a perfect blend of indoor comfort and outdoor charm, ready for you to move in and enjoy.

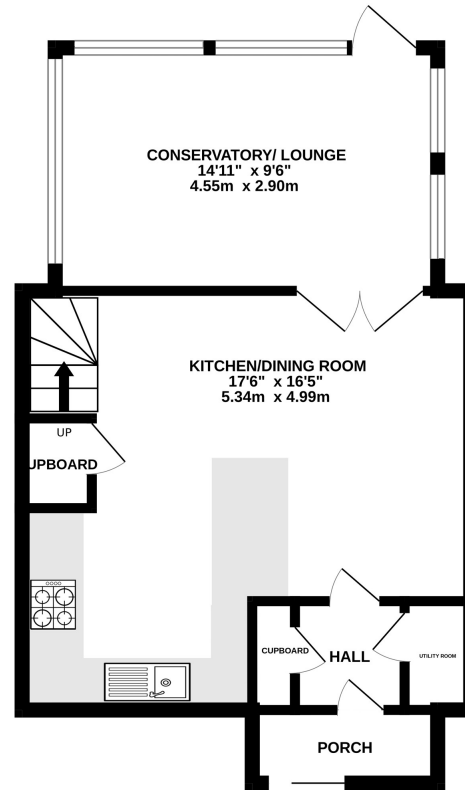
## Directions

Proceed north out of Newbury on the London Road, at the Robinhood roundabout follow the signs for Thatcham at the Robinhood roundabout take up the far left lane and turn left into Shaw Crescent. At the mini roundabout take the third exit onto Kiln Road and proceed up the hill to the mini roundabout and continue straight across to the next mini roundabout and turn left into Manor Park. Take the first turning into Ludlow Close and at the T-junction turn right into Harrington Close. Turn left again and the property will be found on the left hand side.

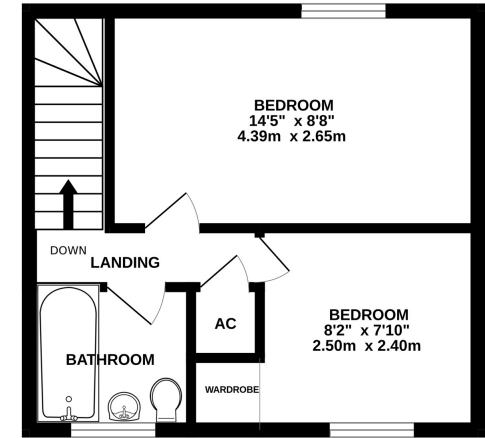
## Local Information

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.

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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