



Wellington Close

Cricketts

Wellington Close, Newbury, RG14 2HG

£360,000



DESCRIPTION

A beautifully presented three bedroom family home situated in a cul de sac position within walking distance of Newbury town centre. Situated in the popular area of Shaw which has the River Lambourn meandering through.

This family home has been very well maintained by it's current owners. An internal viewing is highly recommended.

The property offers very light and airy accommodation comprising:- entrance hall, downstairs cloakroom, spacious lounge, generous sitting room/playroom/ study/ bar, kitchen and dining room with doors leading out onto the garden. On the first floor there are two double bedrooms, a good size third bedroom and a newly fitted bathroom.

The property benefits from driveway parking for two cars, front courtyard garden, gated side access to the rear, good size low maintenance rear garden with a patio ideal for entertaining.

- 🏠 Entrance Hallway
- 🏠 Cloakroom
- 🏠 Lounge
- 🏠 Spacious Sitting/ Play Room / Bar/ Study
- 🏠 Kitchen
- 🏠 Dining room
- 🏠 Master Bedroom
- 🏠 Two Further Bedrooms
- 🏠 Newly Fitted Family Bathroom
- 🏠 Driveway Parking For 2 Cars
- 🏠 Enclosed Rear Garden With Patio Area
- 🏠 Gas Fired Central Heating
- 🏠 Council Tax Band C
- 🏠 Double Glazing Throughout

Directions

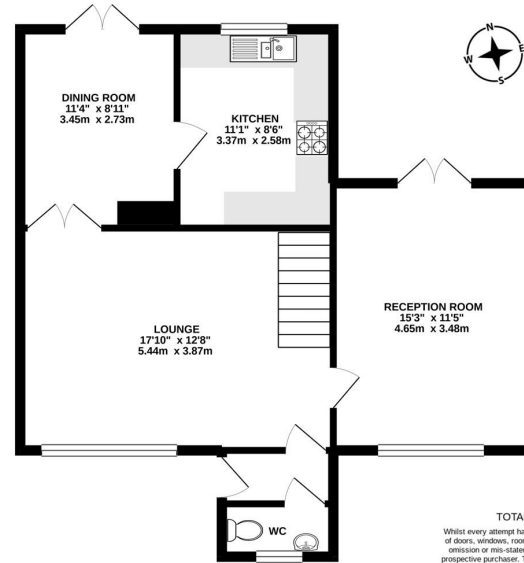
Proceed from the offices of Cricketts Estate Agents along London Road to the major Robin Hood roundabout following the signs for the B4009 signposted Hermitage. At the mini roundabouts turn right into Kiln Road and take the third turning on the left into Wellington Close and the property will be found towards the end of the cul de sac distinguishable by the Cricketts for sale board.

Local Information

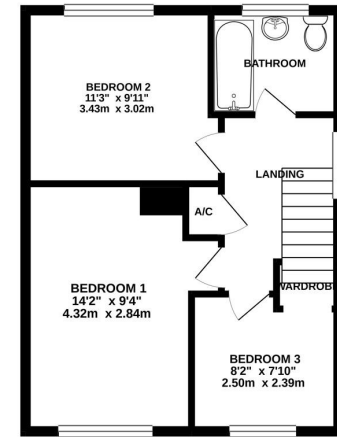
Being the principle town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury sits in an area of outstanding natural beauty and enjoys a rich heritage as well as enjoying an excellent range of facilities including the famous racecourse.

Newbury still holds the 800 year old street market twice a week and the town centre boasts a variety of department stores and independent shops. There is a choice of many sporting activities from health clubs, bowls and golf, to fishing on the River Kennet. For entertainment, the town has its own theatre, cinema and many excellent restaurants, bistros and pubs located both in the town and the surrounding villages.

GROUND FLOOR
643 sq. ft. (59.7 sq. m.) approx.



1ST FLOOR
430 sq. ft. (39.9 sq. m.) approx.



TOTAL FLOOR AREA: 1073 sq. ft. (99.7 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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