



Tudor Road

Cricketts



Tudor Road, Newbury, RG14 7PU

£573,000



#### DESCRIPTION

An attractive four bedroom detached family home situated in a prime residential location within walking distance of Newbury town centre, the railway station and St. Bartholomew's Senior Secondary School.

**DON'T MISS OUT ON THIS GOLDEN OPPORTUNITY TO BUY THIS 4 BEDROOM DETACHED FAMILY HOME - NO ONWARD CHAIN.**

The property has excellent potential to extend subject to the necessary planning consents and would benefit from some up-dating. The accommodation is very light and airy and comprises:- Porch, reception hallway, downstairs cloakroom, lounge, dining room, kitchen and the garage has been converted to create another reception room/office. On the first floor there are four bedrooms and a family bathroom.

To the front of the house there is a driveway affording off road parking for several vehicles. Front garden with seating area and gated side access to the rear.

There is a lovely fully enclosed rear garden mainly laid to lawn with mature shrubs and trees.

-  Entrance porch
-  Family room
-  Large living room
-  Dining room
-  Lean too
-  Kitchen
-  Cloakroom
-  Four double bedrooms all with built in storage cupboards
-  Family bathroom
-  Enclosed rear garden
-  Driveway parking
-  St Bartholomew School catchment
-  Council tax band E

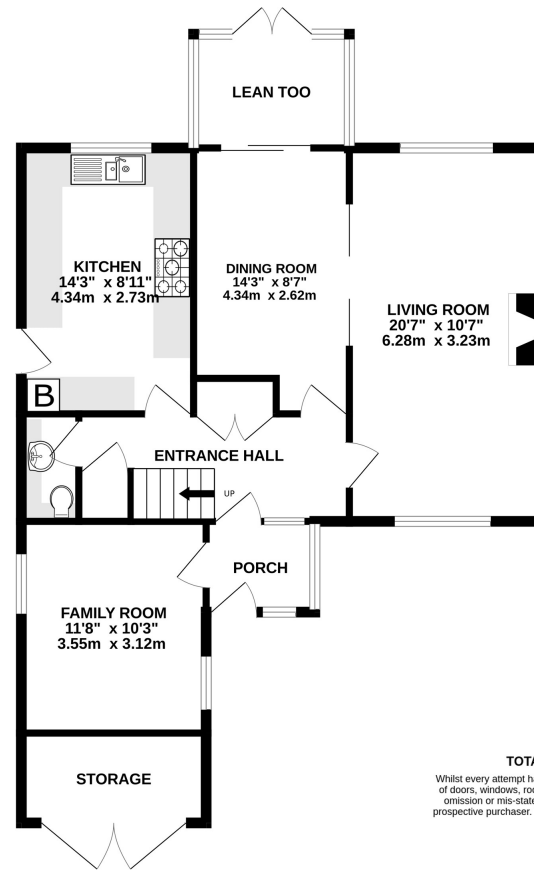
## Directions

Proceed south out of Newbury on the A339 and at the Burger king roundabout turn right onto St.John's Road take the first turning on the left into Tudor Road and the property will be found a short distance on the left.

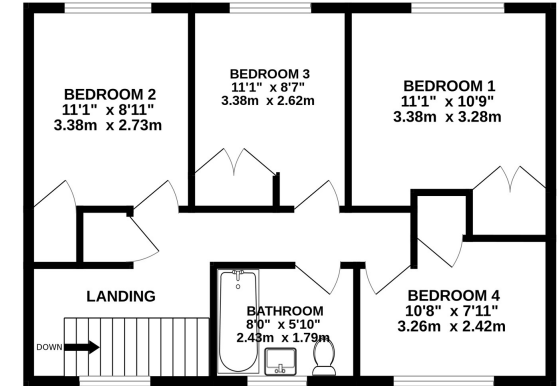
## Local Information

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. 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 centre.

GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	63
(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	

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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