



Cleveland Grove

Cricketts

Cleveland Grove, Newbury, RG14 1XE

£420,000



-  **Porch**
-  **Entrance hall with WC**
-  **Lounge/ diner**
-  **Kitchen**
-  **Conservatory**
-  **Master bedroom with en suite shower room and built in wardrobes**
-  **Two further bedrooms**
-  **Shower room**
-  **South facing garden**
-  **Driveway parking**
-  **Garage**
-  **Walking distance to Newbury town centre**

DESCRIPTION

A beautifully presented three double bedroom family home situated in a prime residential location within walking distance of Newbury town centre, the railway station and Northcroft recreational centre with outdoor and indoor swimming pools.

INTERNAL VIEWING HIGHLY RECOMMENDED - THE SELLERS PURCHASE IS THE END OF CHAIN.

The property has been very well maintained by it's current owners and benefits from Upvc double glazing, combination gas boiler and engineered oak flooring in the lounge/dining room, conservatory and extends into the kitchen.

The accommodation is spacious and comprises:- porch, downstairs cloakroom, large lounge/dining room, conservatory and fully fitted kitchen with integrated appliances. On the first floor there is a master bedroom with en suite shower room and a lovely view across the park, two further double bedrooms and a family bathroom.

Single Garage with power and light. Car Charging point. Off road parking on the driveway.

There is a fully enclosed part walled south facing garden with paved patio mainly laid to lawn with attractive flower and shrub borders with gated access onto the park.

Directions

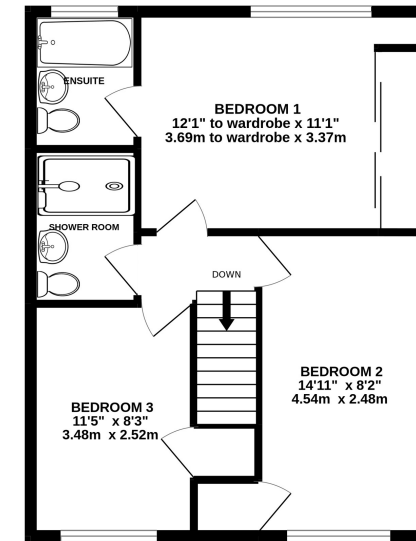
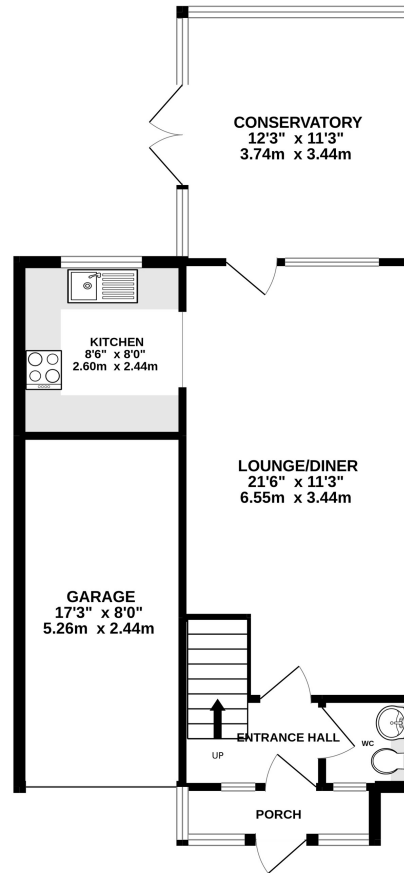
Proceed west out of Newbury on the Oxford Road bearing right onto the Bath Road. Take the first left turning into Strawberry Hill and continue towards the bottom of the Hill turning right into Cleveland Grove and proceed towards the end of the cul de sac and the property will be found on the left.

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. 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.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1163 sq.ft. (108.0 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: 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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