



Wellington Close

Cricketts

Wellington Close, Newbury, RG14 2HG

£325,000



- 🏠 NO ONWARD CHAIN
- 🏠 Entrance porch
- 🏠 Spacious living room
- 🏠 Dining room
- 🏠 Kitchen
- 🏠 Three generous sized bedrooms
- 🏠 Family bathroom
- 🏠 Enclosed graveled rear garden
- 🏠 Garage in a block
- 🏠 Potential for driveway parking
- 🏠 Gas fired central heating
- 🏠 Council tax band C

DESCRIPTION

A very spacious, three bedroom terrace house situated a short walk to Newbury town centre and local shops.

Sold with no onward chain.

This generous accommodation comprises, entrance porch, living room, kitchen and dining room. French doors leading out onto the enclosed, low maintenance shingled garden.

Upstairs there are three good size bedrooms and family bathroom.

The property benefits from a garage in a block and potential for off road parking.

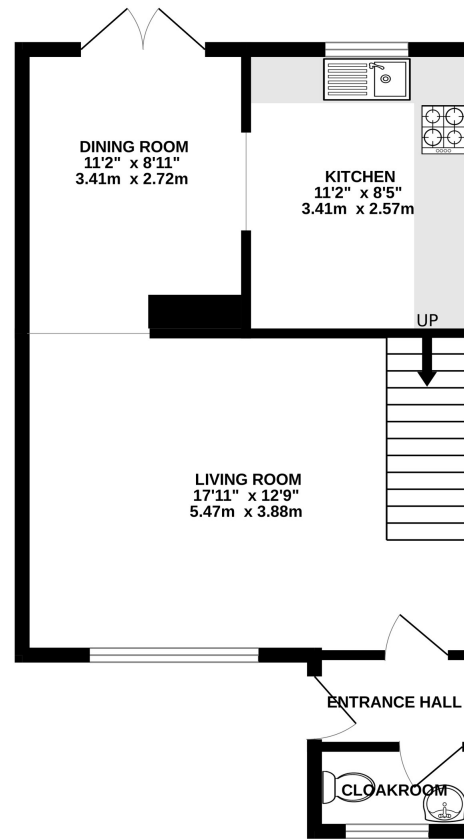
Directions

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.

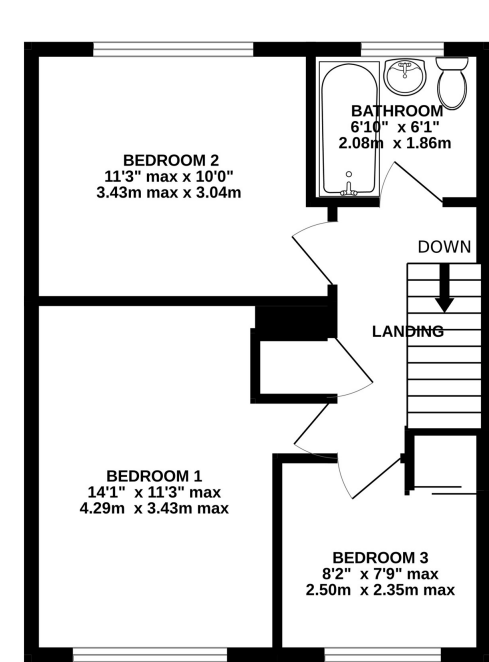
Local Information

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. 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 centre.

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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 : 896 sq.ft. (83.2 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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