



Wellington Close

Cricketts

26 Wellington Close, Newbury, Berkshire. RG14 2HG.

£300,000 Freehold

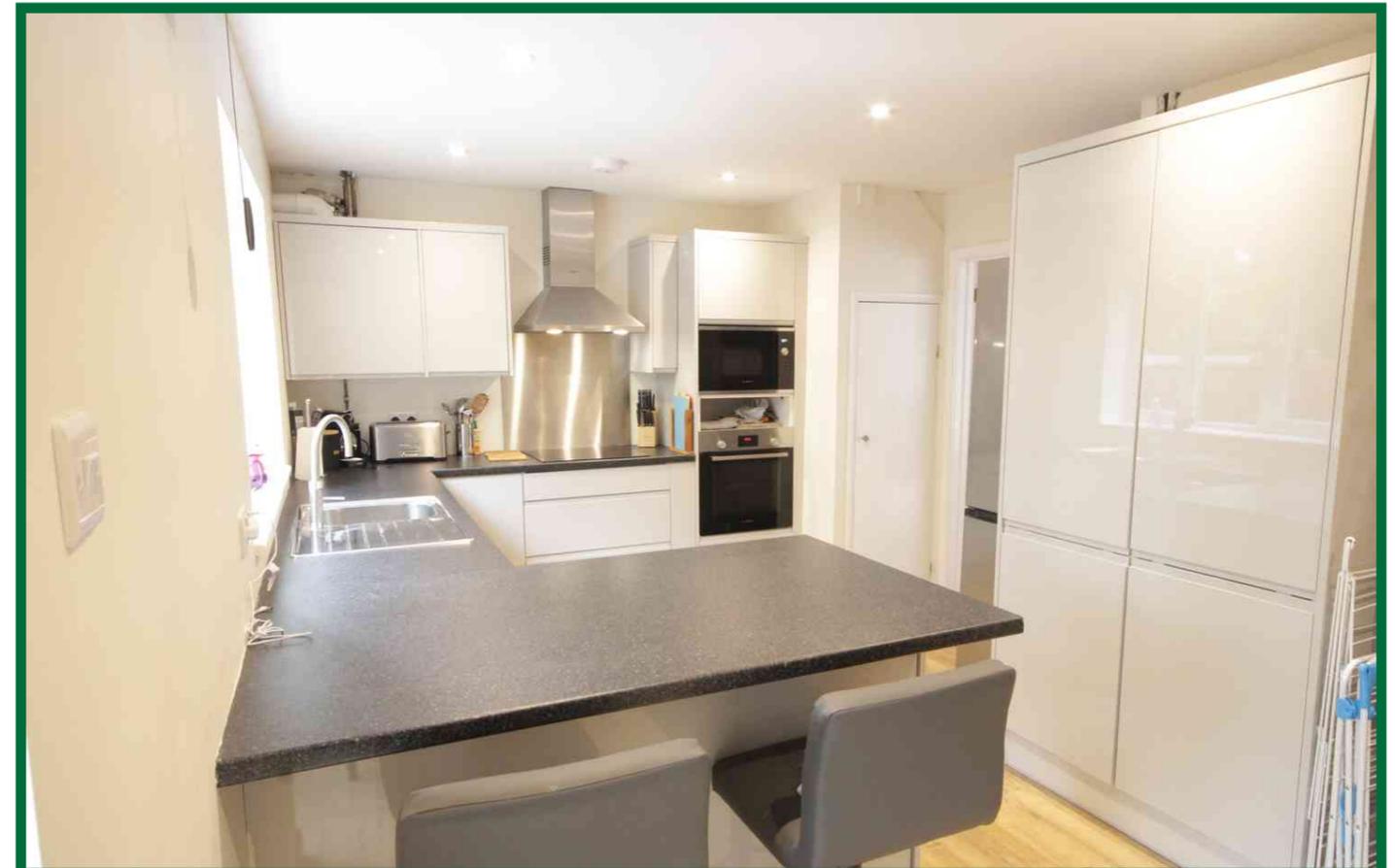


- NO ONWARD CHAIN
- Three bedroom terrace house
- Open plan kitchen/ dining room
- Spacious lounge with wood burning stove
- Gas fired central heating
- Close to local amenities
- Garage in a block
- Low maintenance garden

A recently refurbishment three bedroom terrace house situated a short walk to Newbury town centre.

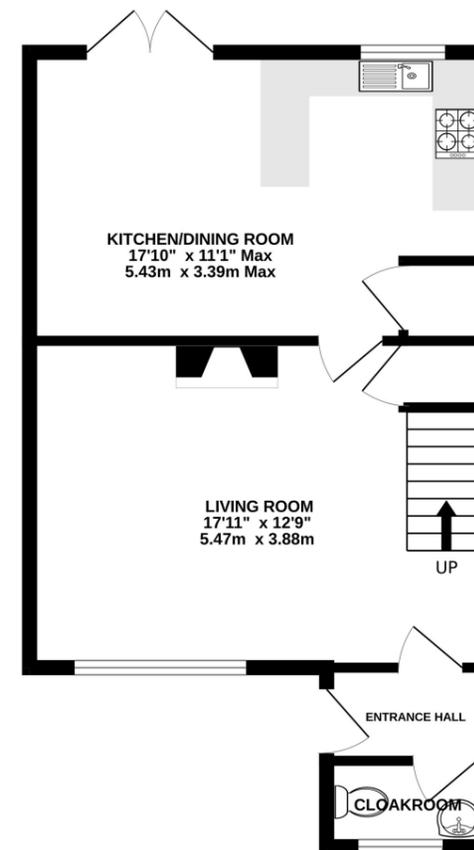
This generous accommodation comprises, entrance hall leading to a WC, recently re-configured and re-painted living room with wood burning stove and TV point, recently kitchen with appliances and space for dining table. French doors leading out onto the enclosed, low maintenance shingled garden.

Upstairs there are three good size bedrooms and bathroom with shower over the bath.

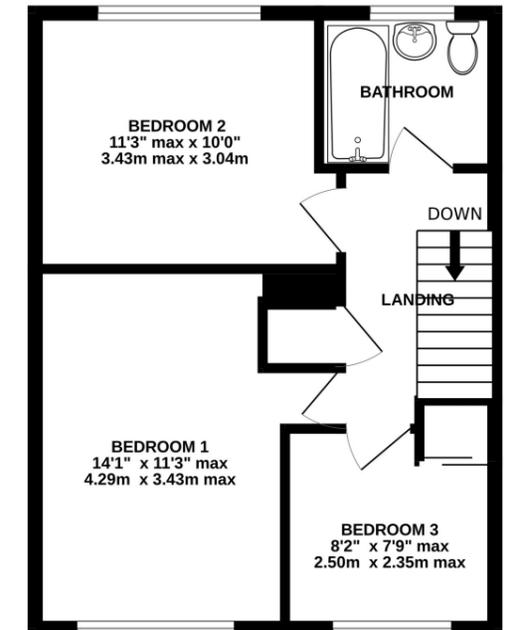




**GROUND FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



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



**TOTAL FLOOR AREA : 894 sq.ft. (83.1 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>		85
(69-80) <b>C</b>	72	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C



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14 The Broadway Newbury Berkshire RG14 1BA  
sales@cricketts.co.uk www.cricketts.co.uk T:01635 43333

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