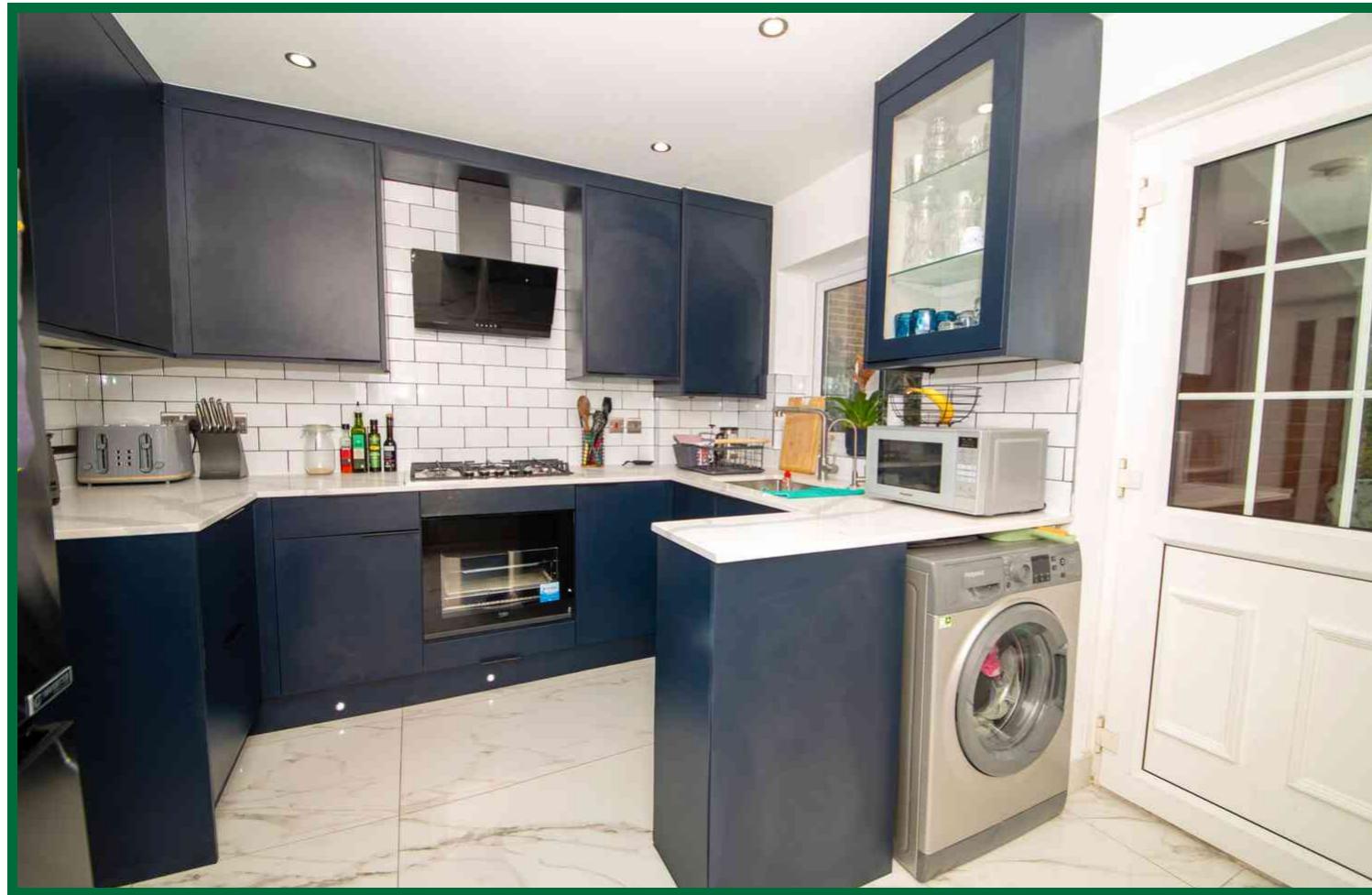




Chaucer Crescent

Cricketts

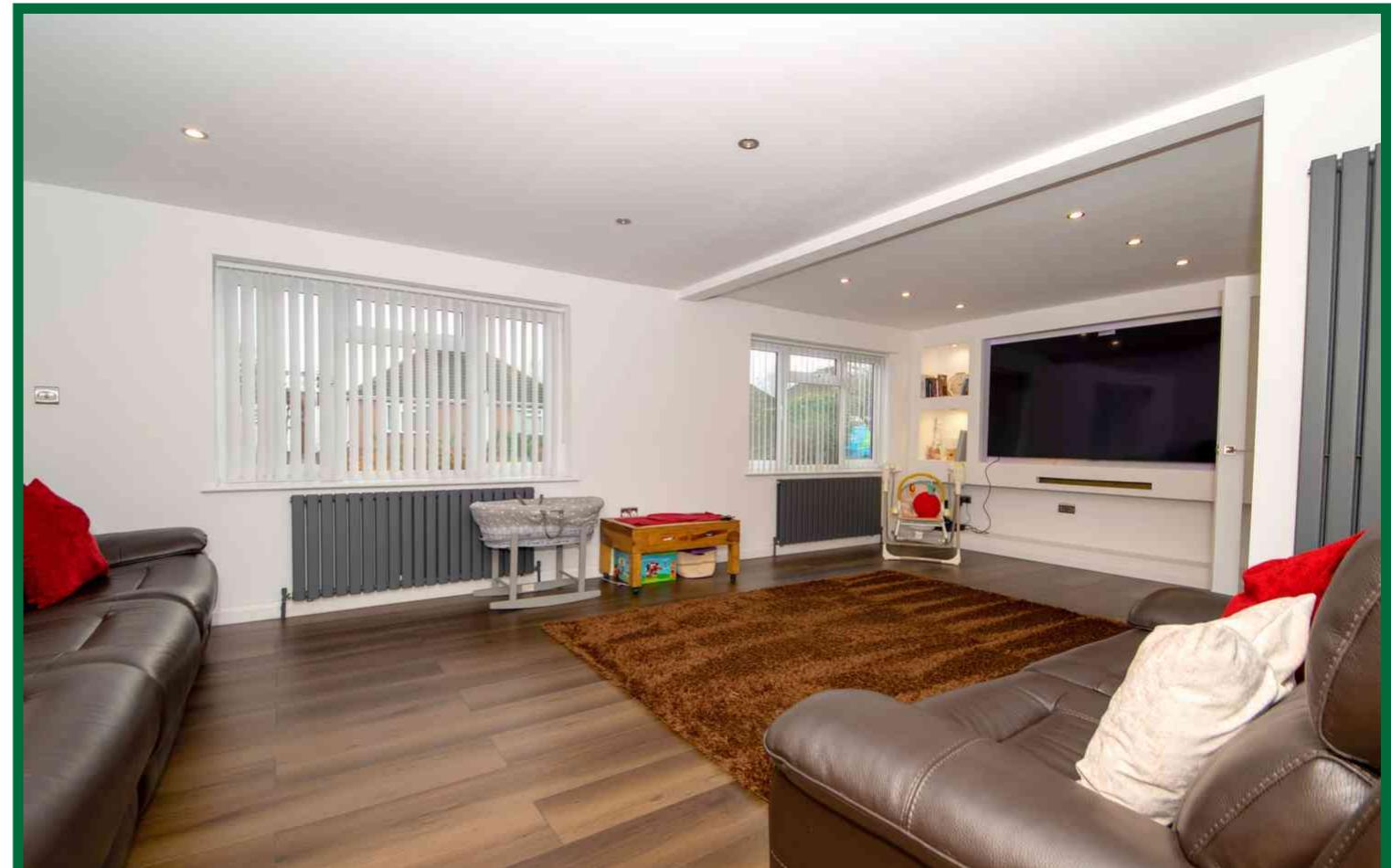


- NO ONWARD CHAIN
- Driveway parking
- Garage
- Enclosed rear garden
- Close to local amenities
- Sun room
- Gas fired central heating
- New boiler 2025
- Re wired and new fuse box
- New radiators

This beautifully updated three-bedroom home on Chaucer Crescent offers modern open-plan living in a popular family-friendly area of Newbury. The current owners have transformed the ground floor, creating a spacious living room with a contemporary media wall and installing a brand-new kitchen with integrated appliances. Major upgrades include a full heating system replacement, new boiler, updated electrics and fuse box, and a recently refitted bathroom. A bright conservatory connects directly to the kitchen and is currently used as a dining room, offering extra flexible living space.

Upstairs are two well-proportioned double bedrooms and a third room ideal as a study, nursery or guest room. The rear garden is flat, private and mainly laid to lawn, while outside the property benefits from a single detached garage with power and a driveway providing parking for several vehicles.

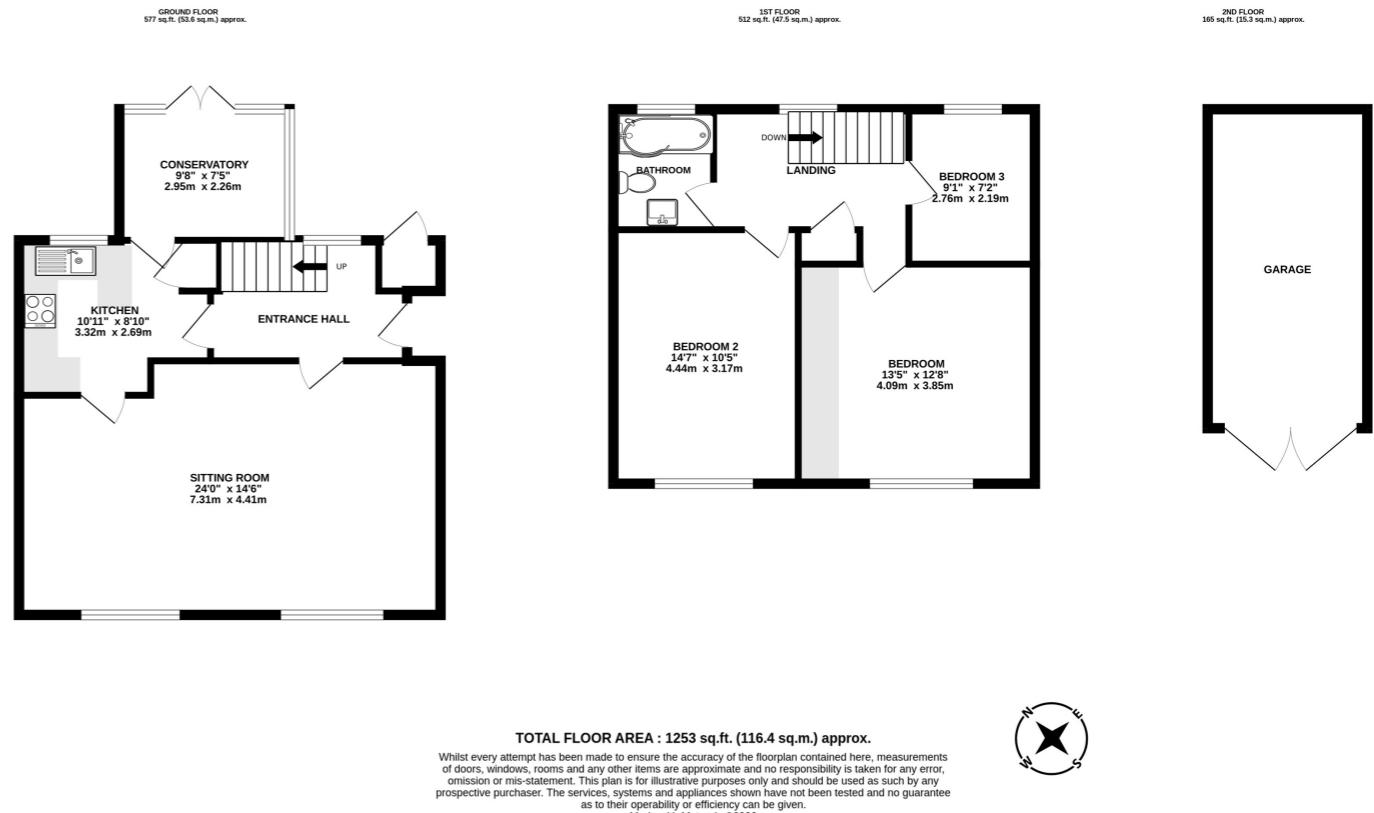
The location is perfect for families, with a respected school at the end of the road, nearby convenience stores, and excellent countryside walks leading to Donnington Castle via Donnington Grove. Newbury town centre is within easy reach, and quick access to the A34 makes the property ideal for commuters travelling to Oxford, London or the South.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



**ABOUT US:** We are a well-established, independent and highly-regarded, family run estate agency based in Newbury. Offering a bespoke service to suit your individual needs, we get results.



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