



Primus End

Cricketts

Primus End, Newbury, RG14 7XR

£550,000



DESCRIPTION

An amazing three/ four bedroom semi detached town house situated in one of the best spots with amazing views over the racecourse, fantastic for entertaining family and friends from the balcony on race days.
















TO APPRECIATE THE SPACE AND THE AMBIENCE - AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property has been very well maintained by it's current owner and is presented for sale in excellent condition throughout. The property is very light and airy throughout and comprises spacious accommodation:- Reception hallway, downstairs cloakroom, study, open plan kitchen/dining room fitted with a range of kitchen furniture with integrated appliances and French doors leading into the garden. On the first floor there is a lounge with two sets of French doors leading onto the balcony with amazing views over the racecourse, master bedroom with ensuite shower room. On the second floor there are two further double bedrooms and a family bathroom

To the outside of the property there are two car parking spaces.

Fully enclosed rear garden with paved patio where one can enjoy alfresco dining and lawn area with gated rear access leading to the two car parking spaces.

Flat racing is every year from April to October and on the race days the horses race directly outside the property.

-  Entrance hall with storage cupboard
-  Cloakroom
-  Study
-  Bright Kitchen/ dining room
-  Living room on the 1st floor with views over the racecourse
-  Master bedroom with en suite shower room
-  Two further double bedrooms on the top floor
-  Family bathroom
-  Enclosed rear garden
-  Two parking spaces
-  EPC rating B
-  Council tax band D
-  Gas fired central heating
-  Vendors purchase is the end of chain
-  8 years remaining on the NHBC

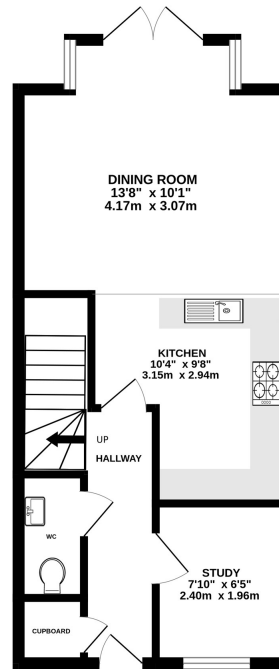
Directions

Proceed out of Newbury on the A4 signposted Thatcham and at the major Hambridge Road crossroads turn right into Hambridge Road, continue to the roundabout and proceed straight across onto the bridge. At the mini roundabout turn left onto the Home straight and continue for a short distance turning right into Fairstone. At the T junction turn left and the property will be found on your right.

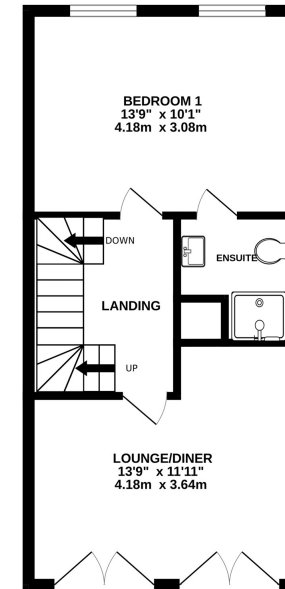
Local Information

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.

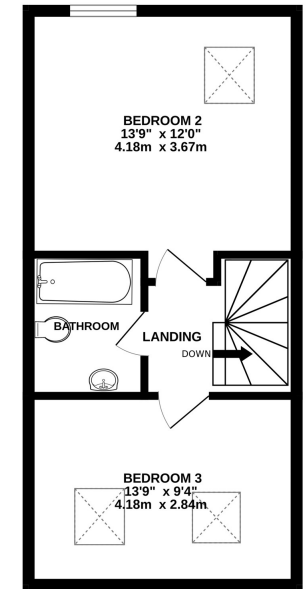
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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	



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