



Oddfellows Road

Cricketts

Oddfellows Road , , Newbury, RG14 5PU

£255,000



- 🏠 NO ONWARD CHAIN
- 🏠 Entrance hall
- 🏠 Large lounge/ diner
- 🏠 Kitchen/ breakfast room
- 🏠 Two double bedrooms
- 🏠 Shower room
- 🏠 Allocated parking
- 🏠 Communal drying area and bike store
- 🏠 Town centre location
- 🏠 Walking distance to Newbury train station

#### DESCRIPTION

Welcome to your new home! This spacious two double bedroom ground floor apartment which is perfectly situated in the bustling heart of Newbury town centre, offering convenience and comfort in equal measure.

Nestled in the vibrant town centre, this apartment provides easy access to a range of major retailers, delightful restaurants, lively pubs, and sophisticated wine bars. Enjoy the best of both worlds with beautiful walks along the scenic Kennet and Avon Canal, a picturesque route that leads directly into the town centre.

Upon entering the apartment, you are greeted by a secure communal entrance with an intercom system for added peace of mind. The hallway leads you into a spacious lounge, fitted kitchen, two generously sized double bedrooms and shower room. The apartment also includes a communal outdoor drying area, bike store, allocated parking and additional visitors parking ensuring convenience and ease of access.

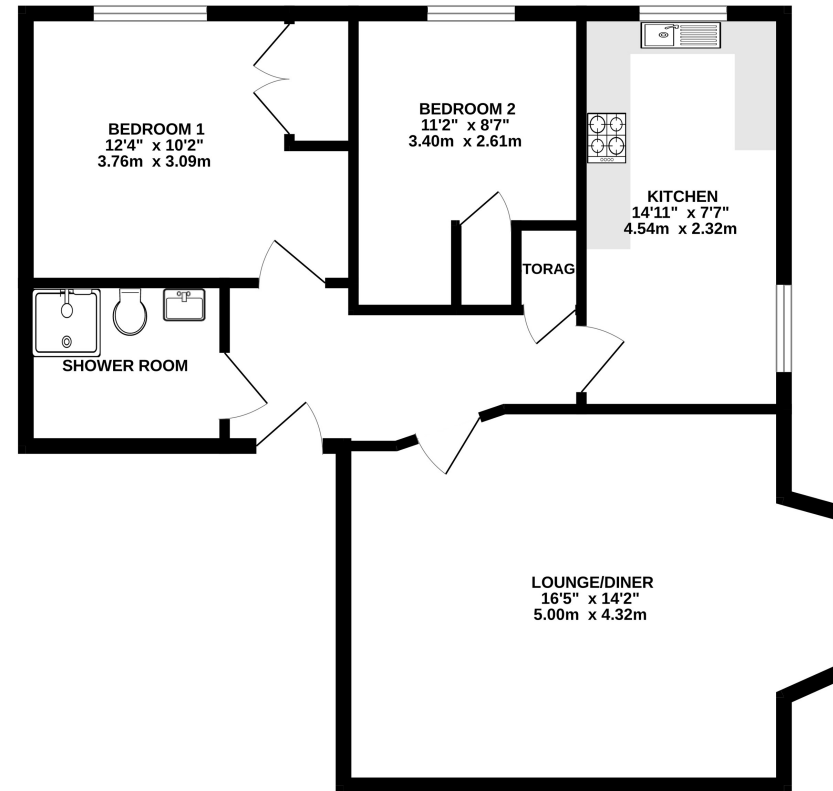
## Directions

Proceed south out of Newbury on the A339, on passing Sainsbury's super store take the right hand filter sign posted to the railway station. Bear right into Cheap Street and follow the one way system into Market Street. At the traffic lights turn left into Bartholomew Street and take the first right into Craven Road. Take the second turning into Kennet Road and Beckett House will be found a short distance 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. 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**  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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