



Balfour Crescent

Cricketts

Balfour Crescent, Newbury, RG14 6SP

£320,000



- 🏠 Entrance porch
- 🏠 Large lounge/ diner
- 🏠 Kitchen
- 🏠 Two double bedrooms
- 🏠 Bathroom
- 🏠 Generously sized rear garden
- 🏠 Driveway parking
- 🏠 Garage in a block
- 🏠 Enclosed rear garden
- 🏠 Council tax band C
- 🏠 Gas fired central heating

#### DESCRIPTION

This delightful two-bedroom end-of-terrace house is situated in the highly sought-after Wash Common development, within the catchment areas for both Park House and Falkland Schools.

As you step through the welcoming porch, you are greeted by a spacious and light-filled lounge/dining room featuring a stylish wood laminate floor, perfect for both relaxing and entertaining. The adjacent kitchen is well-appointed with a range of fitted cabinets, oven, and hob along with plumbing for a washing machine and dishwasher, and ample space for a tall fridge/freezer.

Upstairs, the first floor offers two generous double bedrooms, one of which benefits from a built-in wardrobe, and a family bathroom.

Externally, the property boasts parking for two cars on the driveway at the front of the property with a garage in a block.

The rear garden is a standout feature, offering a paved patio area perfect for alfresco dining or relaxing in the warmer months. A lush lawn is bordered by attractive flower beds and mature shrubs, creating a peaceful and inviting outdoor space. Fully enclosed, the garden ensures privacy, making it an ideal setting for outdoor gatherings.

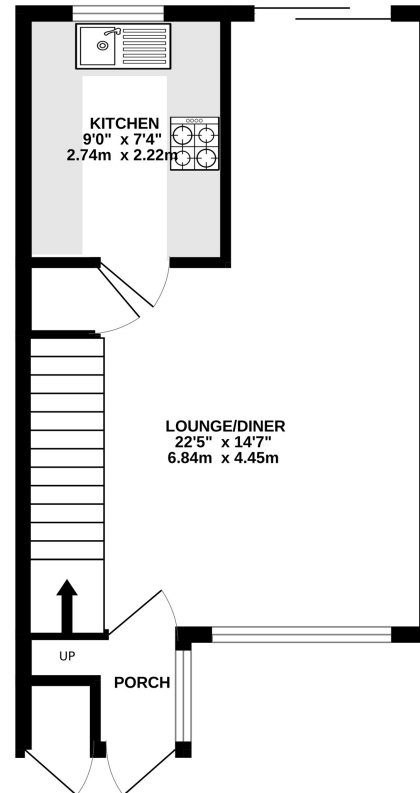
## Directions

Proceed south out of Newbury on the A339 and at the Burger King roundabout turn right onto St. John's Road continue to the roundabout and take the 2nd exit onto the Andover Road. Continue for approx.1 mile and at the next roundabout take the 3rd turning into Essex Street and follow the road round the bend passing the recreational ground on the left and take the first left and first right into Merrick Drive, then first right into Meyrick. First left into Balfour Crescent and the property will be found a short distance on the right.

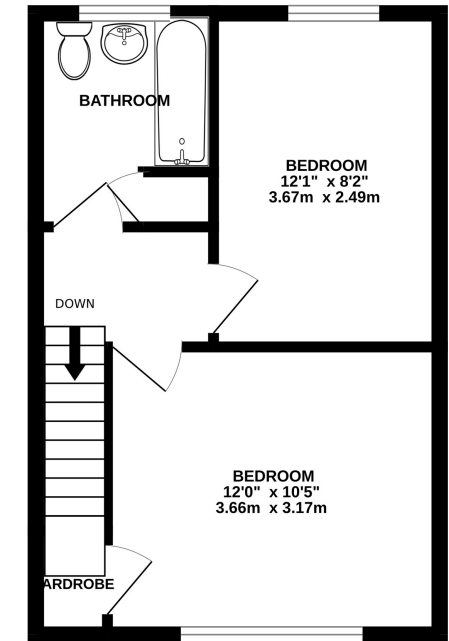
## Local Information

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. 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  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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