



Old Newtown Road

Cricketts

Old Newtown Road, Newbury, RG14 7DE

£375,000



- 🏠 Utility cupboard
- 🏠 WC
- 🏠 Large lounge/dining room with open fire
- 🏠 Kitchen
- 🏠 Three good sized bedrooms
- 🏠 Family Bathroom
- 🏠 Driveway parking
- 🏠 Walking distance to town and the train station

#### DESCRIPTION

This beautifully presented 1960/70's terraced house boasts three spacious double bedrooms and is located in a prime residential area, just a short walk from Newbury town centre and the railway station. Meticulously maintained by its current owners to an exceptional standard, the property exudes charm and character, with ample storage throughout.

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

The ground floor features a welcoming reception hallway that leads to a generously sized lounge/dining room, complete with an inviting wood burning stove for cosy evenings. The well-equipped kitchen offers modern amenities while retaining the home's period charm. Upstairs, the first floor accommodates three well-proportioned double bedrooms, all filled with natural light, and a family bathroom designed for comfort and style.

The front of the property is adorned with a small garden and steps leading to the main entrance, enhancing its curb appeal. The rear of the house opens up to a beautifully landscaped, fully enclosed south-east facing garden that offers a serene and private outdoor space. Double driveway.

A smart home office, equipped with internet and power, provides an ideal workspace for those working from home. Additionally, the garden features a paved patio, perfect for alfresco dining, and a well-stocked flower bed filled with a variety of colourful plants and shrubs, creating a tranquil oasis.

## Directions

Proceed south out of Newbury on the A339, at the Burger King roundabout turn right onto St John's Road at the roundabout and the traffic lights and turn left onto Newtown Road and proceed up the hill and turn left into Old Newtown Road and continue down the hill and the property will be found on the left.

## Local Information

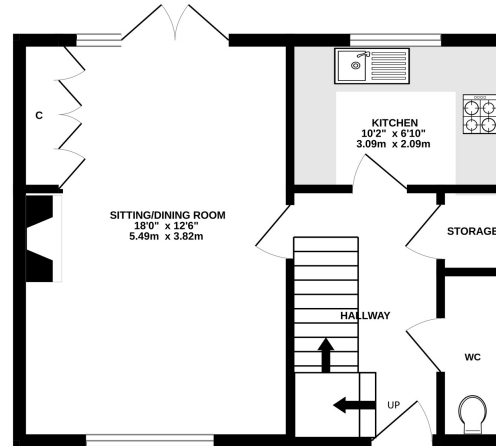
Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich 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.

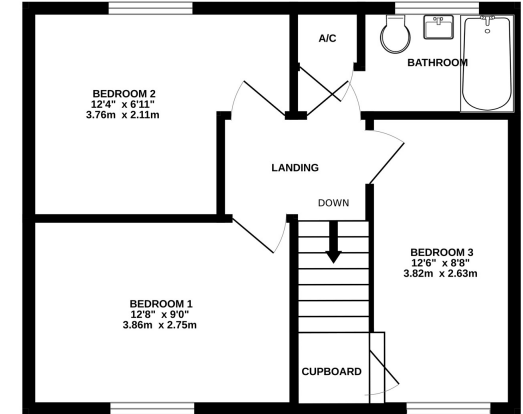
There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common.

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



1ST FLOOR



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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