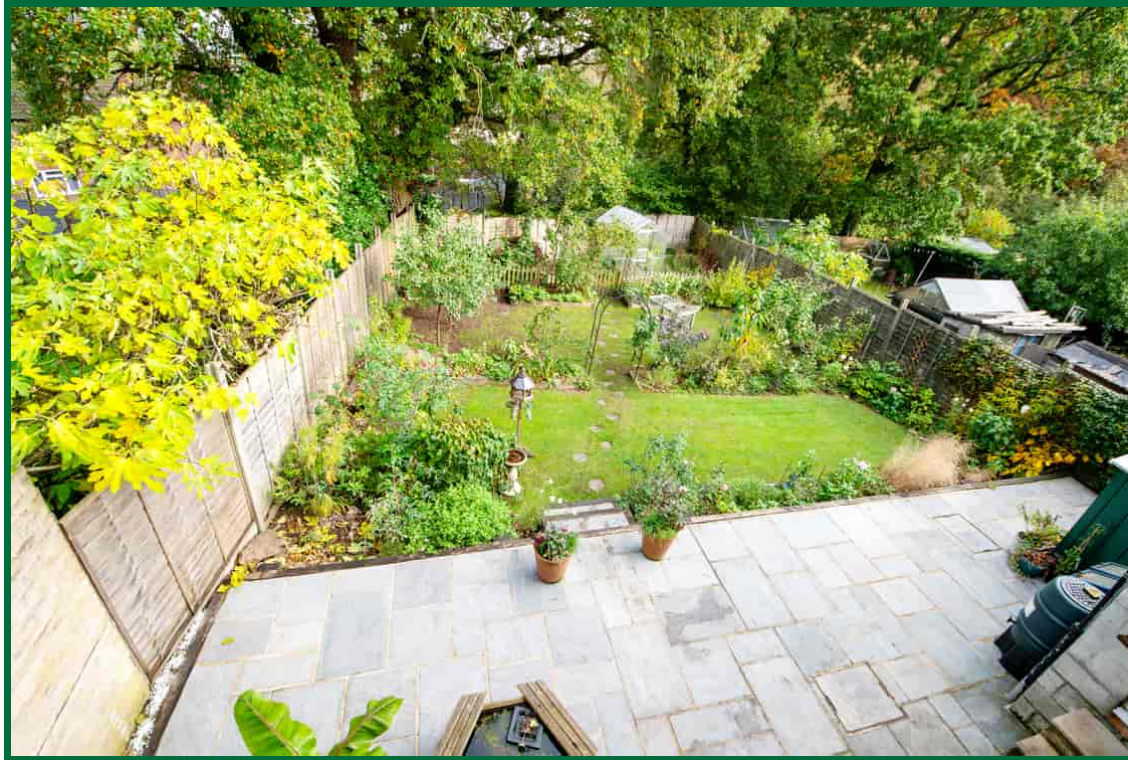




Pond Close

Cricketts





- 🏠 St Bartholomew's School Catchment
- 🏠 Entrance hallway
- 🏠 Kitchen
- 🏠 Utility room
- 🏠 Spacious lounge
- 🏠 Three good size bedrooms
- 🏠 Family bathroom
- 🏠 Larger than average garage
- 🏠 Driveway parking
- 🏠 Fully enclosed rear garden with patio area
- 🏠 Close to Newbury town centre
- 🏠 Gas fired central heating

#### DESCRIPTION

This charming three-bedroom semi-detached family home is situated in a peaceful cul-de-sac in a highly sought-after area to the south of Newbury. Ideally located close to Newbury Business Park, residents will enjoy convenient access to a variety of retailers, coffee shops, and a nearby Tesco superstore. The property is also within the catchment area of the well-regarded John Rankin Primary School and St. Bartholomew's Senior Secondary, making it an excellent choice for families.

While the home is in need of some modernisation, it offers excellent potential for extension (subject to planning permission), making it an exciting opportunity for those looking to add value and create their dream home. The spacious accommodation includes a welcoming reception hallway, a large lounge perfect for relaxing or entertaining, and a kitchen/breakfast room with an adjacent utility room and utility cupboard.

Upstairs, the first floor comprises two generously sized bedrooms, a third single bedroom, and a family bathroom.

Externally, the property boasts an unusually large garage/workshop and a stunning mature rear garden. The garden features a sizable patio ideal for alfresco dining, with steps leading down to a well-maintained lawn area dotted with mature trees and shrubs. The driveway provides parking for two vehicles. This property represents a wonderful opportunity to create a fantastic family home in a great location.

## Directions

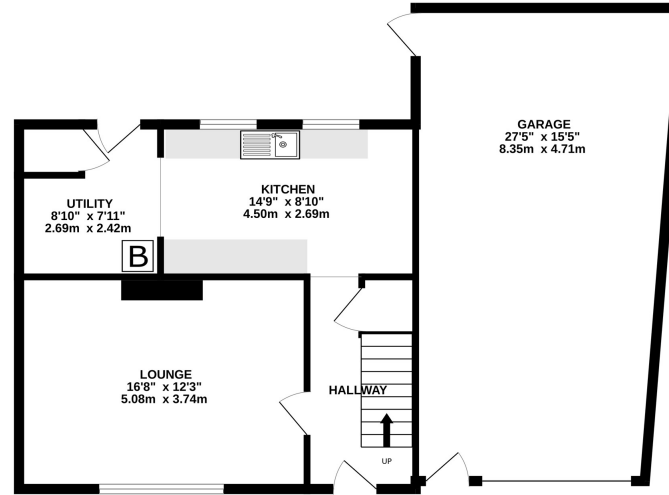
Proceed south out of Newbury on the A339 and at the Burger King roundabout turn right onto St. John's Road continue to the roundabout and take the 2nd exit onto the Andover Road. Continue for approx. 1 mile and at the next roundabout take the 3rd turning into Essex Street. Take the 2nd turning into Elizabeth Avenue and proceed down the hill. Take the second on the right into Pond Close and the property will be found a short distance on the left.

## Local Information

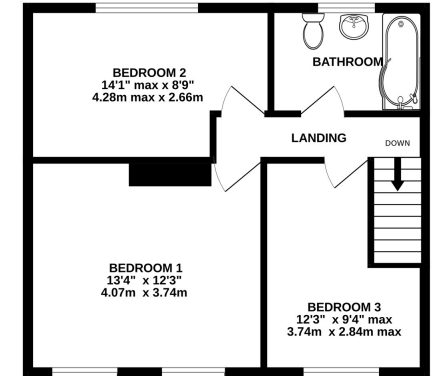
Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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	

GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.5 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.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452



