



Two Rivers Way

Cricketts

26 Two Rivers Way, Newbury, Berkshire. RG14 5TE.

£325,000 Freehold



- Garage in a block
- Off street parking
- Great for first time buyers or buy to let investors.
- Close to amenities
- Modern bathroom and kitchen
- Private rear garden

This beautifully presented two-bedroom mid-terrace home is ideally positioned in a sought-after residential location, tucked away within a quiet cul-de-sac in a small and exclusive development.

The property has been thoughtfully refurbished over time, creating a stylish and welcoming home with bright and airy accommodation throughout. The ground floor comprises an entrance hallway, a convenient downstairs cloakroom, a well-appointed kitchen, and a spacious lounge/dining room with direct access to the rear garden—perfect for both relaxing and entertaining. Upstairs, there are two generous double bedrooms and a modern family bathroom, all well-proportioned and tastefully presented.

Externally, the property benefits from an allocated parking space to the front, along with the added advantage of an extra-large garage providing excellent storage or potential for further use. To the rear, a lovely, good-sized garden offers a pleasant outdoor space with a good degree of privacy. The location is particularly appealing, with easy access to the nearby canal path, offering scenic walks in stunning countryside. It also has great communication links to the M4 and A34 road links and near the Paddington train line.

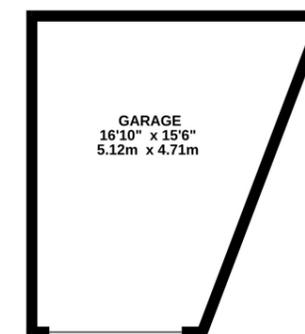
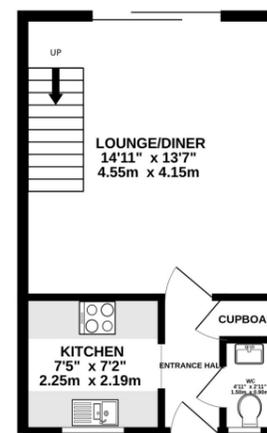




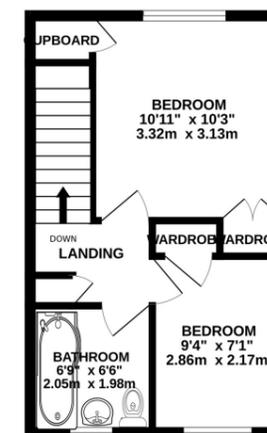
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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