



Sutton Road

Cricketts

Sutton Road, Speen, Newbury, RG14 1UT

£235,000



- 🏠 Entrance stairs
- 🏠 Lounge
- 🏠 large kitchen
- 🏠 Two double bedrooms
- 🏠 Recently fitted Bathroom
- 🏠 Garage in a block
- 🏠 Detached private garden
- 🏠 Gas central heating
- 🏠 946 years left on the lease
- 🏠 £25 per annum ground rent
- 🏠 No maintenance charge

DESCRIPTION

This charming two double bedroom first-floor maisonette is located in the sought-after area of Speen. Meticulously maintained by its current owner, the property features a newly refitted bathroom with high-quality fixtures and fittings. Additional benefits include uPVC double glazing, a new front door, and gas-fired central heating.

INTERNAL VIEWING HIGHLY RECOMMENDED.

The accommodation comprises a welcoming hall with stairs leading to a spacious landing, a generous lounge/dining room, a well-appointed fitted kitchen with integrated appliances and ample work surfaces, two double bedrooms, and a modern bathroom. There is also access to a fully boarded loft offering lots of storage space

Outside, the property boasts a rear garden mainly laid to lawn with attractive flower and shrub borders, providing a peaceful outdoor retreat. A garage in a nearby block offers additional convenience. This lovely maisonette is a perfect blend of comfort and style, ideal for those seeking a well-maintained home in a popular location.

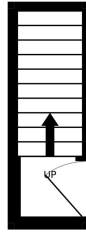
Directions

Proceed west along the A4 signposted Hungerford for approx. 1 mile, at the Co-Operative turn right into Brummel Road. The the fist left into Coxeter Road which eventually becomes Sutton Road. No. 80 is in the first block and will be found down a walk-way on the left handside.

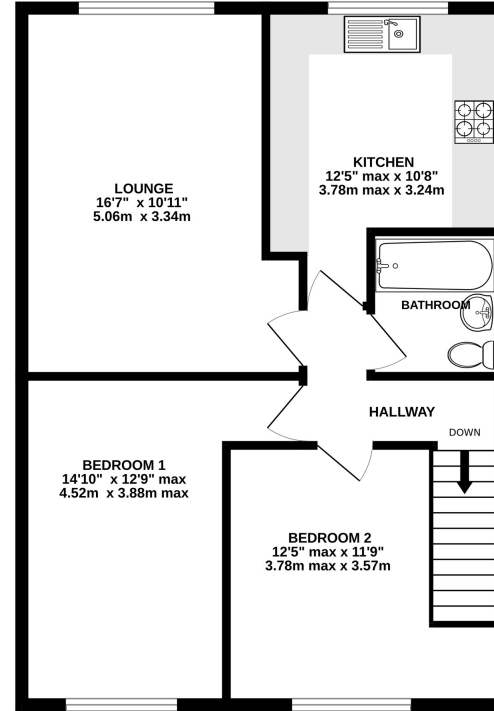
Local Information

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.

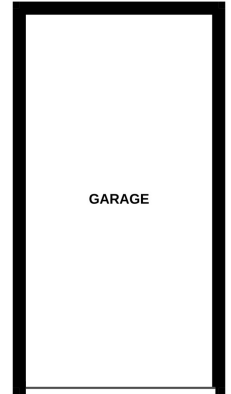
GROUND FLOOR
39 sq.ft. (3.6 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.3 sq.m.) approx.



OUTBUILDING
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	72	76
	EU Directive 2002/91/EC	



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

