



Rowan Drive

Cricketts

Rowan Drive, Newbury, RG14 1LY

£390,000



DESCRIPTION

A substantial 3-bedroom semi-detached house situated in a popular position close to Newbury town centre and good schools. This property needs modernisation having been lived in by the same person for the last few decades. This would be a great project for someone looking to grow into a family home or put their own stamp on this versatile house. This property has a lot of outside space with a large front garden and driveway parking in front of the garage. The garden has been very well maintained and features flower and vegetable beds and is also very sunny facing southwest.

The accommodation includes a lounge with fireplace and patio doors into the garden, next to this is the dining room and there is a further reception room with doors out to the garden. Kitchen to the front which is minimalistic, utility room and WC.

Upstairs are 3 good sized bedrooms and a family bathroom.

This property needs to be seen in the flesh to appreciate the potential.

-  NO ONWARD CHAIN
-  Entrance hallway
-  Kitchen
-  Lounge
-  Dining room
-  Family room
-  Utility room and toilet
-  Garage
-  Three good size bedrooms
-  Family bathroom
-  Large rear garden
-  Council tax band B
-  In need of improvements

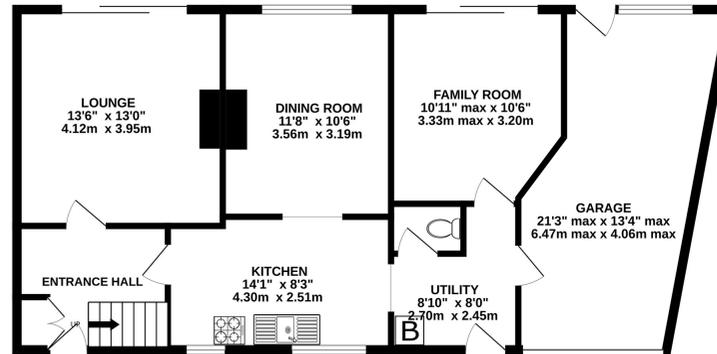
Directions

From the offices of Cricketts of Berkshire proceed north west on Oxford street towards Donnington. At the Waitrose roundabout turn right on western avenue. Take the first left into Dolman road and proceed straight over the roundabout. Then turn left into Rowan drive and the property will be found on the left hand side.

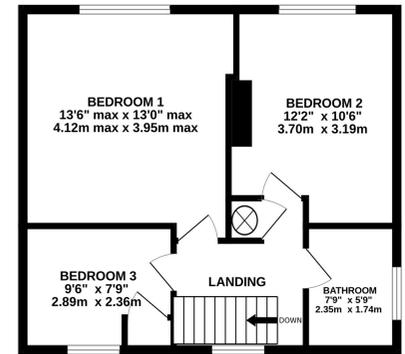
Local Information

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
901 sq.ft. (83.7 sq.m.) approx.

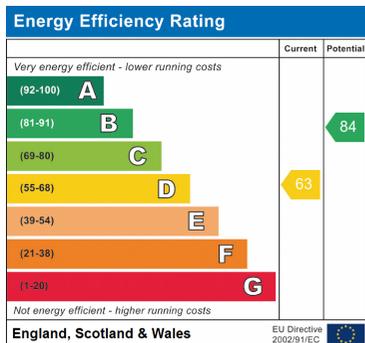


1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 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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