

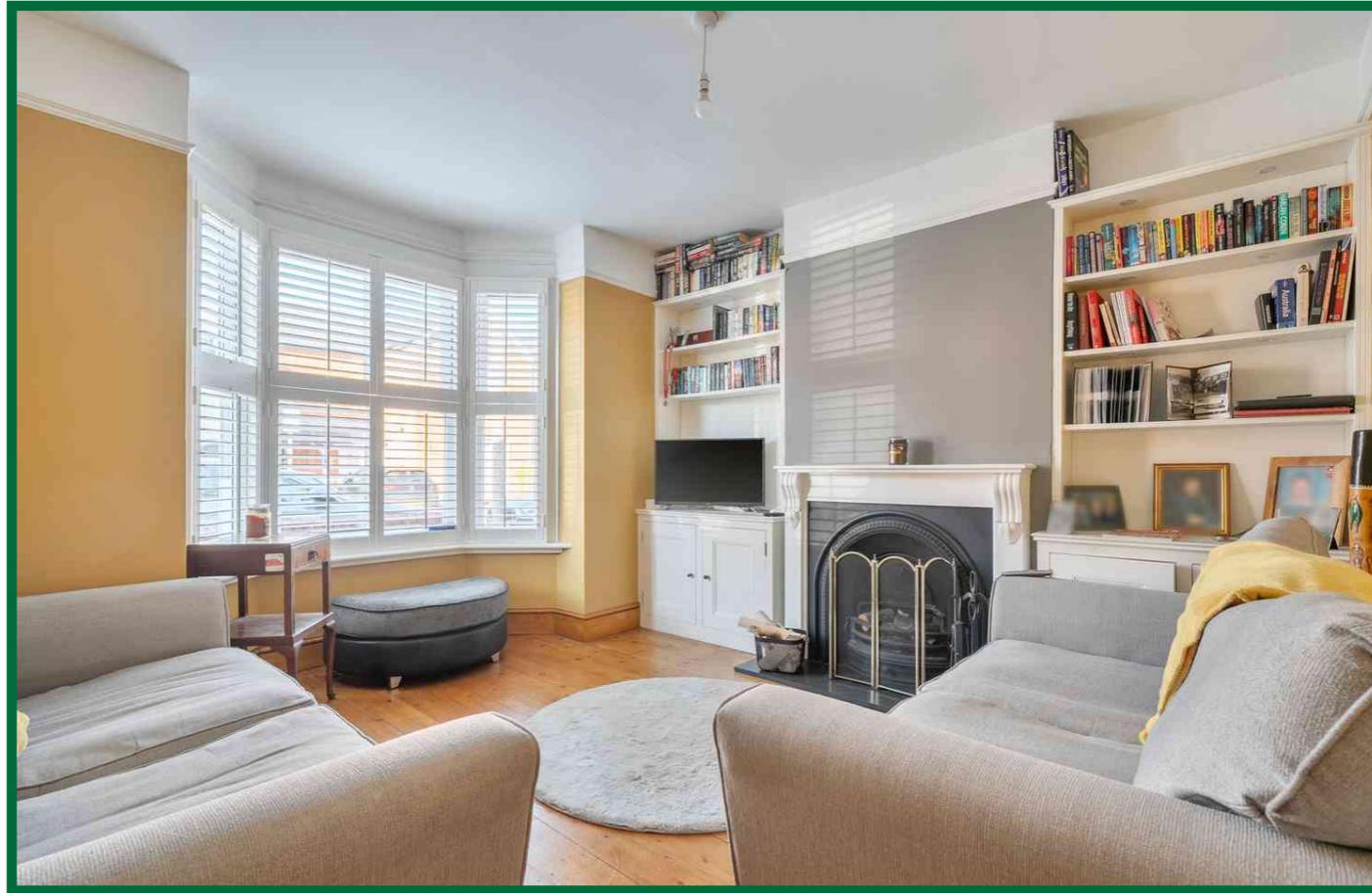


Gloucester Road

Cricketts

110 Gloucester Road, NEWBURY, Berkshire. RG14 5JJ.

£525,000 Freehold



- No onward chain
- Bay fronted
- Three bedroom Victorian family home
- St Bartholomew School Catchment
- Town centre location
- South facing garden
- Period features
- Cloakroom
- Dining room with vaulted ceiling
- Double glazed sash windows
- Full fibre available

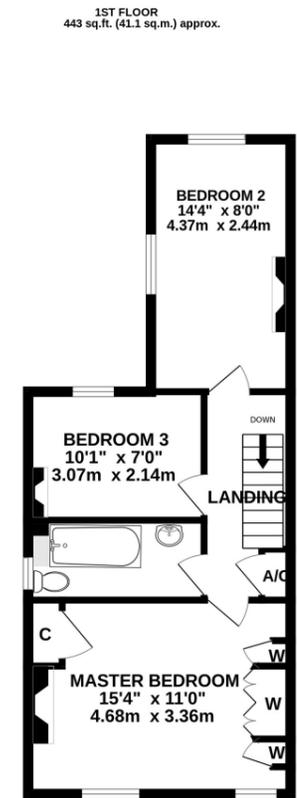
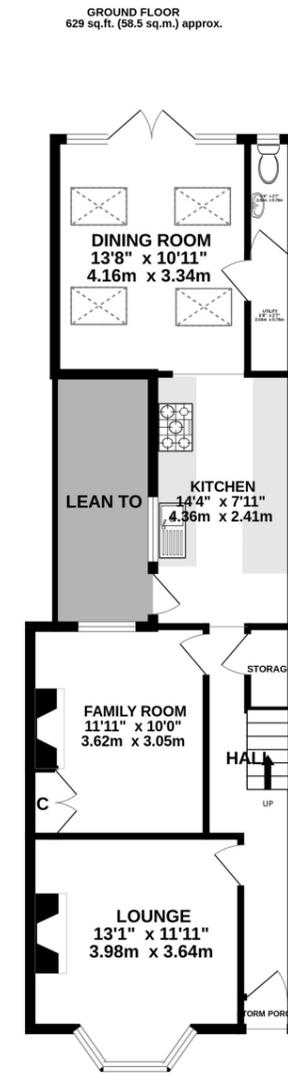
An extended and beautifully presented three-bedroom Victorian semi-detached home, set in the ever-popular West Fields area of Newbury.

The current owners have tastefully updated the property over the years, blending modern finishes with original character features. From the entrance hall, you'll find a bay-fronted living room with an open fire, a cosy family room with an original fireplace, and a high-quality Optiplan kitchen with black granite worktops and integrated appliances. This flows through to a stunning dining room with a vaulted ceiling and skylights, creating a bright and airy space ideal for everyday living and entertaining. Large French doors open onto the south-facing garden, enhancing the sense of indoor-outdoor living. A utility area and cloakroom sit just off the dining room, and the kitchen/dining space benefits from underfloor heating throughout.

Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom, and a family bathroom. There is also potential for a loft conversion (subject to the usual consents), with neighbouring homes having already taken advantage of this.

The south-facing rear garden is a standout feature of the home — a mature, private space that enjoys sun throughout the day. It is largely laid to lawn with a side patio area perfect for morning coffee, and a second seating area that captures the afternoon and evening sun. At the far end sits a large shed/studio, offering excellent storage or scope for hobbies or home working. Gated side access leads back to the front of the property.





TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(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:** D



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