



Greenham Road

Cricketts



Greenham Road, Newbury, RG14 7JE

£340,000



#### DESCRIPTION

A deceptively large three bedroom semi detached family home situated in a prime residential location with far reaching views across Stroud Green. Within walking distance of Newbury town centre and the railway station.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property is in need of some up-dating which has been reflected in the asking price. The accommodation comprises:- Spacious hallway, lounge with double doors into an open plan kitchen/dining room with patio doors leading to the garden. On the first floor there are three bedrooms and a bathroom.

To the outside there is a garage with two parking spaces to the rear of the property accessed Via The Folly and gated access to the garden.

The garden has a paved patio where one can enjoy alfresco dining. Astro turf, good size garden shed and pathway leading to a gated rear exit.

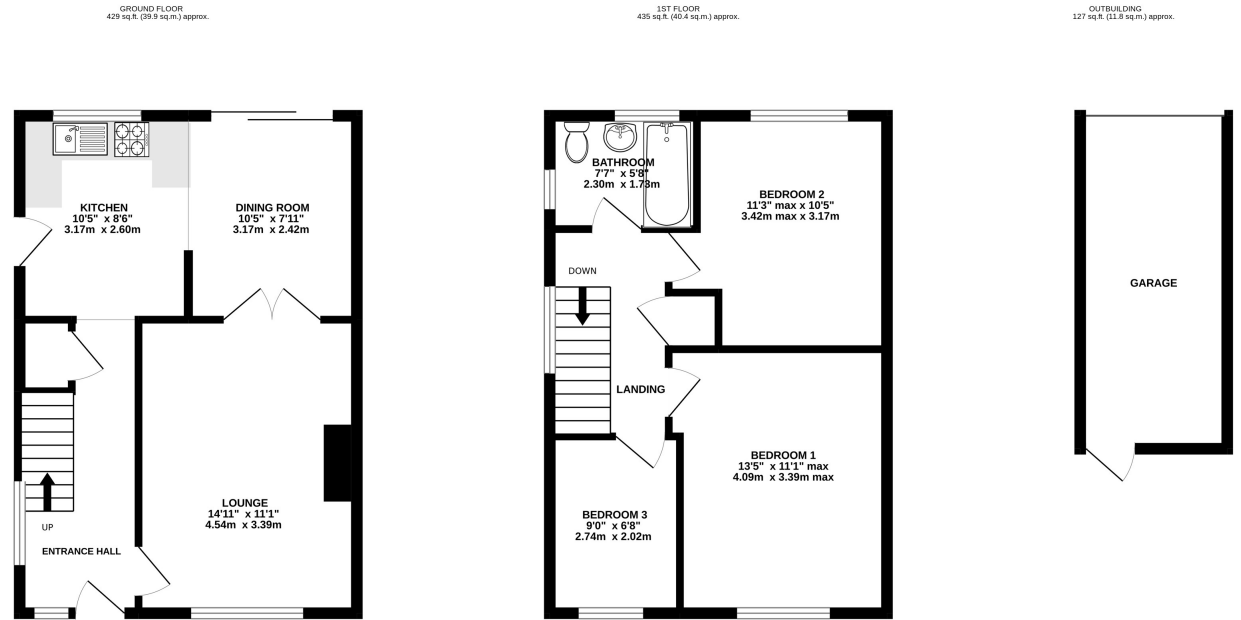
- 🏠 Entrance hallway with under stairs cupboard
- 🏠 Spacious lounge
- 🏠 Dining room with French doors leading to the garden
- 🏠 Kitchen
- 🏠 Three good size bedrooms
- 🏠 Family bathroom
- 🏠 Garage
- 🏠 Parking
- 🏠 Council tax band D
- 🏠 Walking distance to Newbury town centre and railway station
- 🏠 Park House school catchment
- 🏠 **NO ONWARD CHAIN**

## Directions

Proceed south out of Newbury on the A339 and at the Burger King roundabout take the second exit proceed over the mini roundabout and the property will be found a short distance on the right.

## 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. There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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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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