



Enborne Grove

Cricketts



Enborne Grove, Newbury, RG14 6BH

£399,995



- 🏠 Entrance porch
- 🏠 Lounge with bay window
- 🏠 Dining room
- 🏠 Kitchen
- 🏠 Bedroom 1 with bay window
- 🏠 Two further bedrooms
- 🏠 Bathroom
- 🏠 Large garden
- 🏠 St Bartholomew school catchment
- 🏠 Council tax band D

#### DESCRIPTION

Enborne Grove is a charming 1930s bay-fronted, three-bedroom semi-detached house, nestled within a substantial garden in a sought-after residential area. Located within walking distance of Newbury town centre and the railway station, this property presents a fantastic opportunity for those looking to modernise and add their personal touch.

INTERNAL VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN.

The ground floor features an inviting entrance hallway, a spacious lounge, a separate dining room, and a kitchen. Upstairs, there are two generously sized double bedrooms and a third single bedroom, all offering ample space and potential. The property's expansive rear garden provides a high degree of privacy, making it a perfect haven for outdoor enthusiasts. The front of the house is accessed via a personal pathway.

With the possibility to extend, subject to the necessary planning consents, this home is ideal for the DIY enthusiast seeking a project in a prime location. Enborne Grove is a rare find, offering both convenience and the potential to create a truly personalised living space.

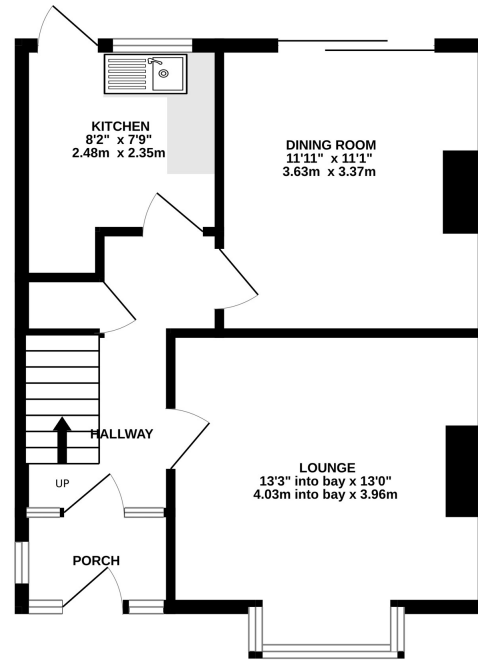
## Directions

Proceed south out of Newbury on the A339 and at the Burger roundabout turn left onto St. John's Road at the roundabout take the third exit sign posted town centre. at the traffic lights turn left onto Enborne Road. Turn left at The Lamb Public house into Enborne Grove and the property will be found a short distance on the right.

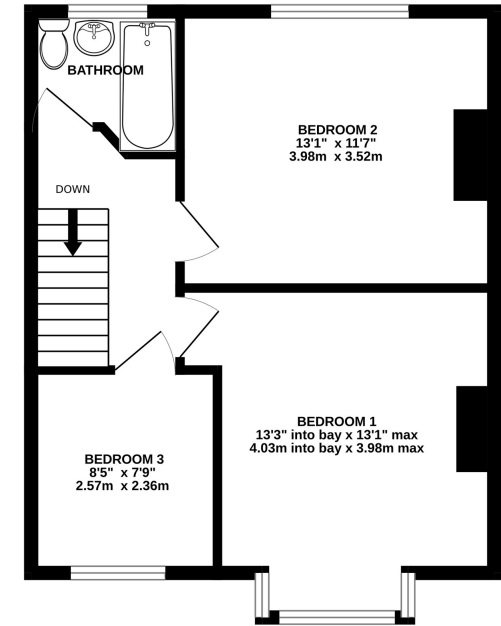
## Local Information

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. 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  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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



