



Orchard Close

Cricketts



DESCRIPTION












An amazingly spacious 4 bedroom semi detached bungalow situated in a quiet cul de sac in the popular area of Shaw. Walking distance into town and the railway station and excellent communication links via A4, the western by-pass to the M4 junct.13.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property has been very well maintained by its current owner and is presented for sale in excellent condition throughout. The accommodation comprises:- covered porch, reception hallway, open plan kitchen/dining room with the kitchen area fitted with a range of kitchen furniture and ample work surfaces, three double bedrooms and a newly fitted shower room. On the first floor there is a 4th bedroom.

To the outside front of the property there is off road parking on the driveway for several cars.

There is gated side access to the rear garden which has a paved patio where one can enjoy alfresco dining. Lawn and pathway leading to a garden shed.

-  Entrance hall
-  Generous sized kitchen/ diner
-  Sitting room with French doors leading out onto the garden
-  Three double bedrooms
-  Shower room
-  Forth bedroom on the the first floor
-  Sizable rear garden with patio area
-  Driveway parking
-  Council tax band D
-  Double glazing throughout
-  Gas fired central heating

Directions

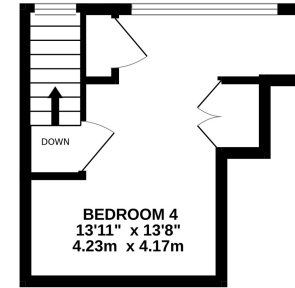
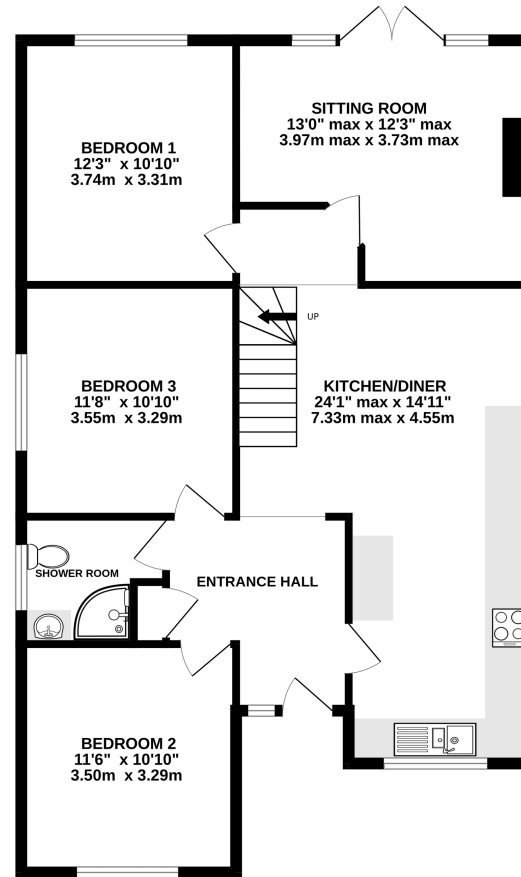
From the offices of Crickets Estate Agents proceed along London Road towards the Robinhood roundabout and follow the signs for Thatcham. At the first set of traffic lights take up the left hand lane and turn right into Shaw Terrace. At the two mini roundabouts turn right into Kiln Road. Take the third turning into Cromwell Road and then first right into Orchard Close, at the T junction turn left and the property will be found a short distance on the left.

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
973 sq.ft. (90.4 sq.m.) approx.

1ST FLOOR
157 sq.ft. (14.6 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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.



14 The Broadway Newbury Berkshire RG14 1BA

sales@crickets.co.uk www.crickets.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

