



Gaywood Drive

Cricketts

Gaywood Drive, Newbury, RG14 2PA

£300,000



DESCRIPTION

A deceptively large three bedroom semi detached family home built in 1963 and has had one owner, set in a corner plot with garage and driveway. Situated in a residential location in the popular area of Shaw. With excellent communication links to the M4 jct.13, A4 and the western bypass.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property is in need of some up-dating and offers light and airy accommodation comprising:- Porch, hallway, large kitchen/dining room, good size lounge. On the first floor there are three bedrooms and a family bathroom with separate W.C. There is excellent potential to extend subject to the necessary planning consents.

To the outside front of the property there is a front garden which is mainly laid to lawn with shrub borders and a personal pathway leading to the front garden.

Single garage with power and light.

There is a good sized rear garden with paved patio, mainly laid to lawn with tall mature hedging offering a degree of privacy. Outside lighting and water supply.

- 🏠 Only one owner
- 🏠 NO ONWARD CHAIN
- 🏠 Entrance porch
- 🏠 Generous, double aspect lounge
- 🏠 Good size kitchen/ dining room
- 🏠 Three good size bedrooms
- 🏠 Bathroom
- 🏠 Separate WC
- 🏠 Garage with power and light
- 🏠 Driveway parking
- 🏠 Council tax band C
- 🏠 Close to local amenities
- 🏠 Gas fired central heating

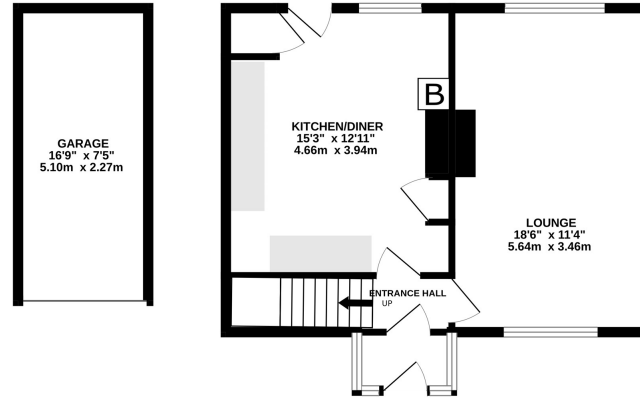
Directions

Proceed out of Newbury on the A4 and at the Robinhood roundabout turn left into Shaw Terrace at the two mini roundabouts take the third exit onto Kiln Road. Proceed up the hill which eventually becomes Turnpike Road and take the first turning into Gaywood Drive and the property will be found on the right handside.

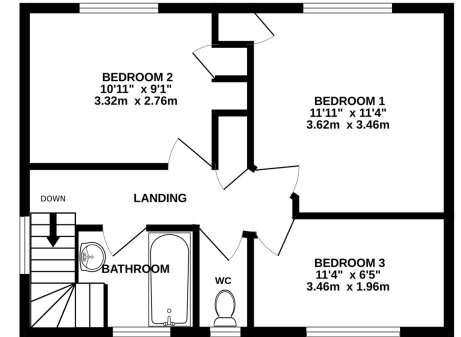
Local Information

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. 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
583 sq.ft. (54.1 sq.m.) approx.

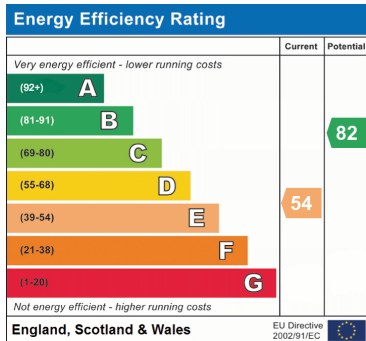


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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