

Cricketts

London Road, Newbury, RG14 2AX

£440,000



DESCRIPTION

A charming period end of terrace townhouse, offering flexible family living accommodation arranged over three floors with an additional loft room. On the lower ground floor is a fabulous, fitted kitchen with built-in appliances, wooden worktops, and a breakfast bar which is a great entertaining space, complemented by two further reception rooms (one currently used as a 4th bedroom) and a cloakroom. On the ground floor there is a reception hall, living room with a feature fireplace, dining room and a study. The first floor offers three bedrooms, a family bathroom, and a fixed staircase that leads to the loft room.

OUTSIDE

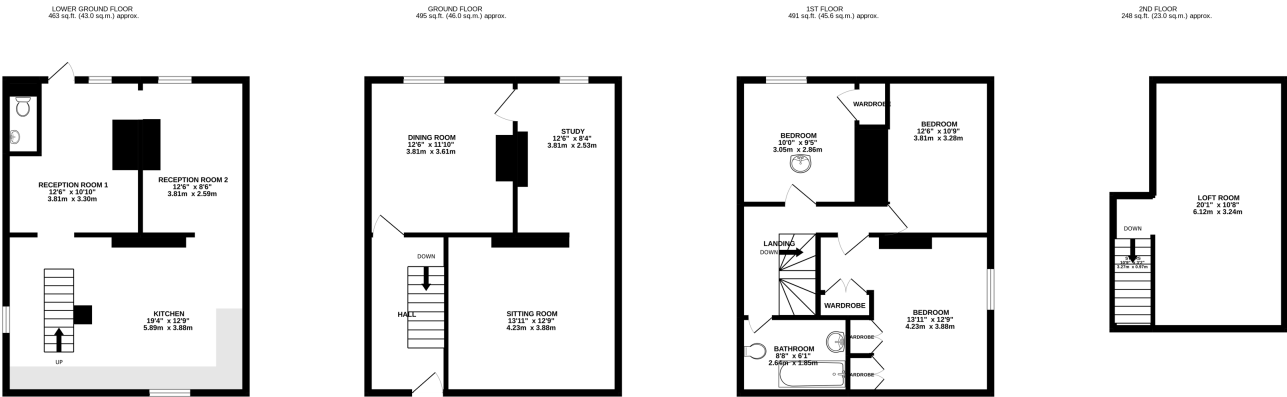
To the front of the property, the garden is laid mainly to lawn with flower borders and red brick walling. The rear garden has a gated side and rear access and the latter leads to the off-road parking space. The rear garden is laid predominately to lawn with raised flower borders and a smart, generous-sized patio area enclosed on all sides by timber panelled fencing, measuring approximately 70ft in length and enjoying a good degree of privacy.

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.

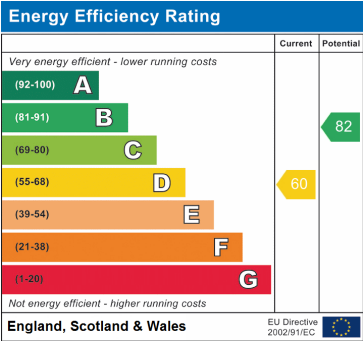
Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.



TOTAL FLOOR AREA : 1697 sq.ft. (157.6 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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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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