



Fairstone

Cricketts

Fairstone, Newbury, RG14 7WT

£460,000



DESCRIPTION

An immaculate three double bedroom end of terrace town house situated on the popular Racecourse development, built by David Wilson Homes approx. 2 years ago with the remainder of the NHBC outstanding.














The property has been built to a high standard and the flooring in the hallway, bathrooms and kitchen/diner has been up-graded to Amtico. The property has been very well maintained by it's current owner and is presented for sale in immaculate condition throughout.

The accommodation is very light and airy and comprises:- hallway, down stairs cloakroom, study/office, utility cupboard with plumbing for the washing machine, open plan kitchen/dining room fitted with a range of kitchen furniture with integrated appliances, from the dining room there is French doors leading into the garden recessed into a square bay. On the first floor there is a lounge, Master bedroom with en suite shower room and built in wardrobes. On the second floor there are two double bedrooms (one of which with built in wardrobes) and a family bathroom.

To the outside there is parking for two cars in tandem on the driveway.

The rear garden has been landscaped and has a paved patio where one can enjoy alfresco dining leading to the lawn. Fully enclosed with gated side access.

TO APPRECIATE THE SPACE AND INTERNAL VIEWING IS HIGHLY RECOMMENDED.

-  Entrance hallway
-  Cloakroom
-  Study
-  Kitchen
-  Dining room
-  Lounge
-  Master bedroom with en suite shower room
-  Two further double bedrooms
-  Bathroom
-  Driveway parking
-  Garden to the rear
-  EPC rating B
-  Gas fired central heating
-  Popular location

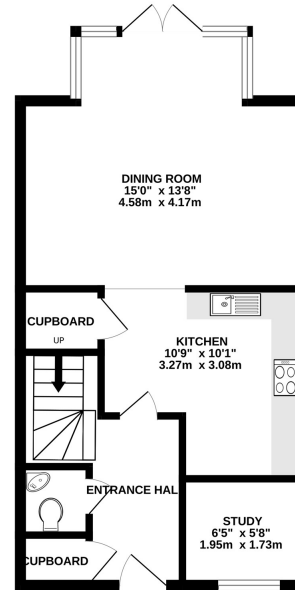
Directions

Proceed east out of Newbury on the A4 signposted Thatcham at the major crossroads turn right into Hambridge Road and continue to the roundabout. Proceed straight across onto the bridge and at the mini roundabout turn left onto the Home Straight. Continue along the road and turn right into Fairstone will be found on the left.

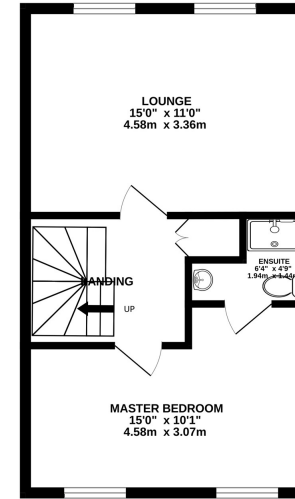
Local Information

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.

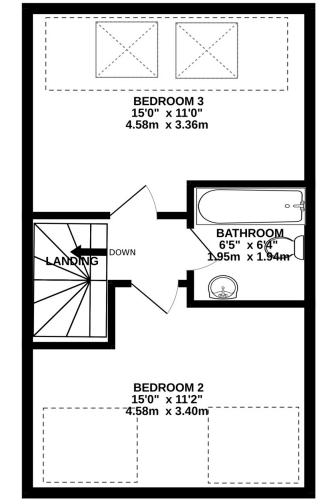
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.

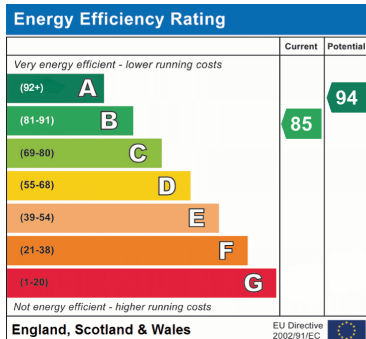


2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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