



Gloucester Road

Cricketts



#### DESCRIPTION

An extremely attractive Victorian family home, which has been extended to provide good family accommodation with a fully enclosed rear garden and a 38ft studio/office and garage to the rear with off street parking.

The property has been very well maintained by its current owners to a very high specification and is presented for sale in excellent condition throughout. The kitchen and shower room have been refitted and benefits from uPVC double glazing and gas fired central heating.

The accommodation comprises:- hallway, downstairs cloakroom, lounge, dining room, kitchen, utility area. On the first floor there is a landing, 3 bedrooms and family shower room. Gardens to front and rear. There is a studio/office suitable for anyone wishing to work from home and a garage.

Front garden accessed via personal pathway to front entrance enclosed by low bearing brick wall and pathway with wrought iron arched gateway to the rear.

Rear Garden.

- 🏠 Entrance hallway with cloakroom
- 🏠 Living room with feature fireplace and bay window
- 🏠 Dining room
- 🏠 Conservatory
- 🏠 Fitted Kitchen
- 🏠 Master bedroom with fitted wardrobes and bay window
- 🏠 Two further bedrooms with fitted wardrobes
- 🏠 Family shower room
- 🏠 Pretty Front Garden
- 🏠 Accessed via Personal Pathway
- 🏠 Wrought Iron Arched Gateway to Rear
- 🏠 Fully enclosed rear garden
- 🏠 Garage
- 🏠 Parking to the rear
- 🏠 Large workshop/ office
- 🏠 Walking distance to Newbury town centre
- 🏠 Walking distance to Newbury train station
- 🏠 Highly sought after residential area
- 🏠 Gas Fired Central Heating
- 🏠 uPVC Double Glazed Throughout

## Directions

From the offices of Cricketts Estate Agents continue along London Road, travel around the Robin Hood roundabout onto the A339, take the third exit onto Bear Lane, continue to the left into Cheap Street. At the traffic lights bear left into Bartholomew Street and turn right at the mini roundabout into Craven Road, Continue for approx. 200yds and turn right into Chalfont Road. At the crossroads turn right into Gloucester Road. Continue for approximately 100 yards and the property will be found on the left hand side.

## Local Information

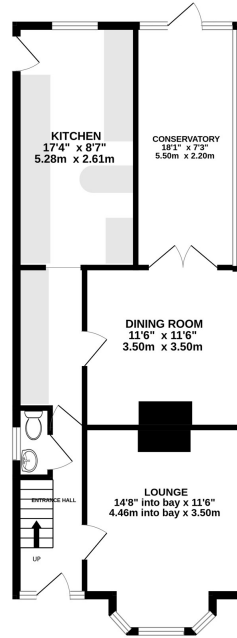
Being the principle town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the north, Newbury sits in an area of outstanding natural beauty and enjoys a rich heritage as well as enjoying an excellent range of facilities including the famous racecourse.

Newbury still holds the 800 year old street market twice a week and the town centre boasts a variety of department stores and independant shops. There is a choice of many sporting activities from health clubs, bowls and golf, to fishing on the River Kennet. For entertainment, the town has it's own theatre and many excellent restaurants, bistros and pubs located both in the town and the surrounding villages.

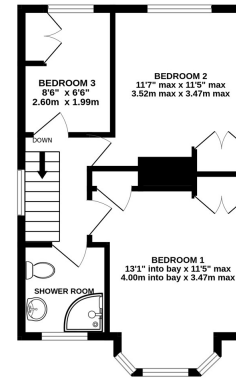
Newbury offers the best of town and country living. The major shopping centres of Reading, Oxford and Basingstoke are within a comfortable distance and the mainline train station is also on the southern side of Newbury with intercity trains to Reading (c20minutes) and London Paddington (c50minutes).

In terms of communications the M4 junction 13 is approximately 4 miles, with the A34 skirting the town. Newbury and Thatcham have main rail connections to London (Paddington).

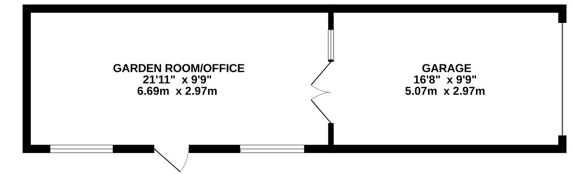
GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

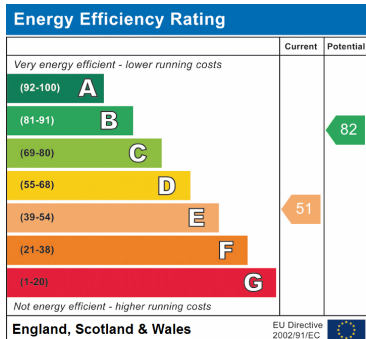


OUT BUILDINGS  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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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