



Amberley Close

Cricketts

Amberley Close, Newbury, RG14 1PZ

£340,000



- 🏠 Reception Hallway
- 🏠 Lounge
- 🏠 Kitchen/ dining room
- 🏠 Three generous size bedrooms
- 🏠 Family bathroom
- 🏠 Good size rear garden
- 🏠 Garage in a block
- 🏠 Parking
- 🏠 Council tax band C
- 🏠 Gas fired central heating
- 🏠 Walking distance to Newbury Town centre

#### DESCRIPTION

This charming three-bedroom family home is located in a prime residential area, just a short walk from Newbury town centre and the railway station, with the convenience of Waitrose as your local corner shop. The property boasts excellent communication links, with easy access to the by-pass, making it ideal for commuters.

In need of some updating, the property offers spacious, light, and airy accommodation throughout. The ground floor features a welcoming reception hallway, a comfortable lounge, and a kitchen/dining room with patio doors that open onto a beautiful, mature garden—perfect for family gatherings and relaxation. Upstairs, you'll find two generous double bedrooms, and a third single bedroom two of which have built-in wardrobes, and a family bathroom.

The outside of the property includes a front lawn with a private pathway to the front door. The rear garden is fully enclosed and features a paved patio for alfresco dining, as well as a lawn with attractive shrubs and plants that provide year-round interest. A gated rear access leads to a garage in a block, with additional parking available on the driveway in front of the garage. This is a wonderful opportunity to create your perfect home in a sought-after location, with great potential for improvement.

## Directions

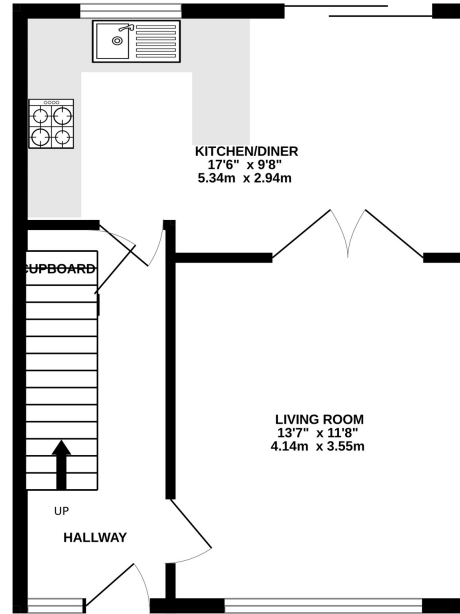
From Newbury Clock Tower proceed along Oxford Street heading west signposted A4. At the mini roundabout take the second exit onto the Oxford Road at the next roundabout take the second exit still remaining onto Oxford Road (B4494). Take the first turning on the left into Herewood Close turning right into Amberley Close and the property will be found on the left.

## Local Information

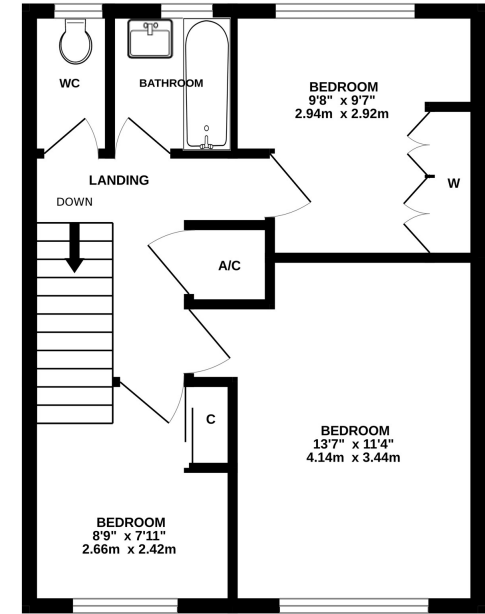
Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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