



Chaucer Crescent

Cricketts



DESCRIPTION

A 1950's semi detached family home situated in a prime residential location in Speen which is walking distance to a convenience store, Co-operative, two public houses and a primary school. Excellent communication links on the A4 and the A34.

INTERNAL VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN

The property has excellent potential to extend subject to the necessary planning consents. The property offers spacious accommodation comprising:- hallway, kitchen, sun room, dining room and lounge.

On the first floor there is a shower room, two good size double bedrooms and a third single bedroom.

To the outside front of the house there is a graveled garden with some mature roses. Large driveway affording off road parking for several vehicles and a garage.

There is a lovely mature fully enclosed garden to the rear with patio where one can enjoy alfresco dining steps leading to a lawn with well stocked flower and shrub borders offering all year round interest and offers a degree of seclusion.

-  **NO ONWARD CHAIN**
-  **Entrance hall**
-  **Lounge**
-  **Kitchen**
-  **Sun room**
-  **Dining room**
-  **Two double bedrooms**
-  **Third single bedroom**
-  **Shower room**
-  **Enclosed rear garden**
-  **Garage**
-  **Driveway parking**
-  **Council tax band B**

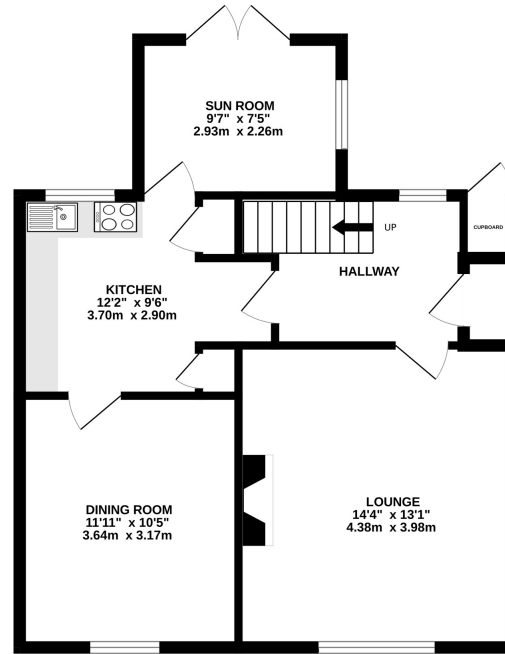
Directions

Proceed west out of Newbury on the A4 for approx. 0.75 mile at the Co-Operative turn right into Brummel Road and continue almost to the end of the road, take the last turning on the right into Chaucer Crescent, proceed for a short distance and the property will be found on your left hand side.

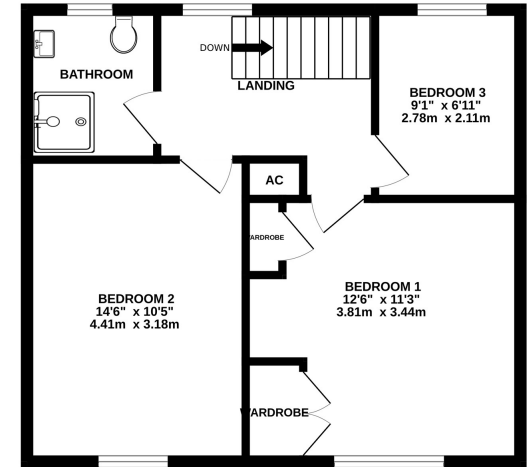
Local Information

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
559 sq.ft. (52.0 sq.m.) approx.

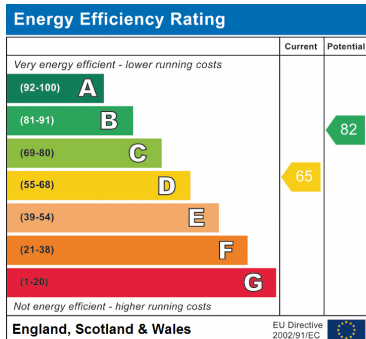


1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA - 1063 sq.ft. (98.8 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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