



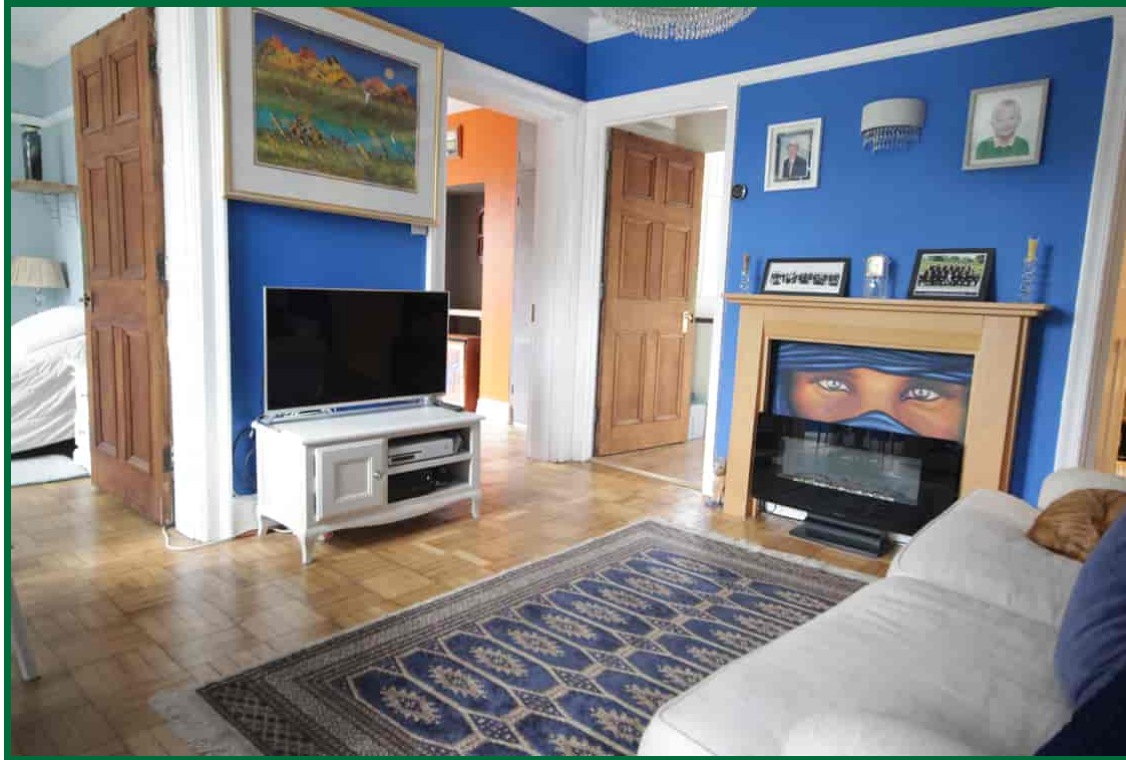
Catherine Road

Cricketts



Catherine Road, Newbury, RG14 7NA

£279,000



#### DESCRIPTION

This charming ground floor Victorian maisonette offers the perfect blend of classic elegance and modern convenience. Nestled within a desirable location, it boasts easy access to Newbury's vibrant town center and the nearby railway station, making it ideal for commuters and urban explorers alike.

The accommodation comprises entrance porch which is the original to the main house, two generously sized bedrooms, bathroom. The living room serves as the heart of the home and a well equipped kitchen with a large window bring light into the room.

One of the highlights of this property is its access to lovely communal gardens, where residents can unwind amidst lush greenery and tranquil surroundings. Whether you're enjoying a leisurely stroll or soaking up the sunshine with a picnic, these gardens offer a peaceful escape from the urban hustle.

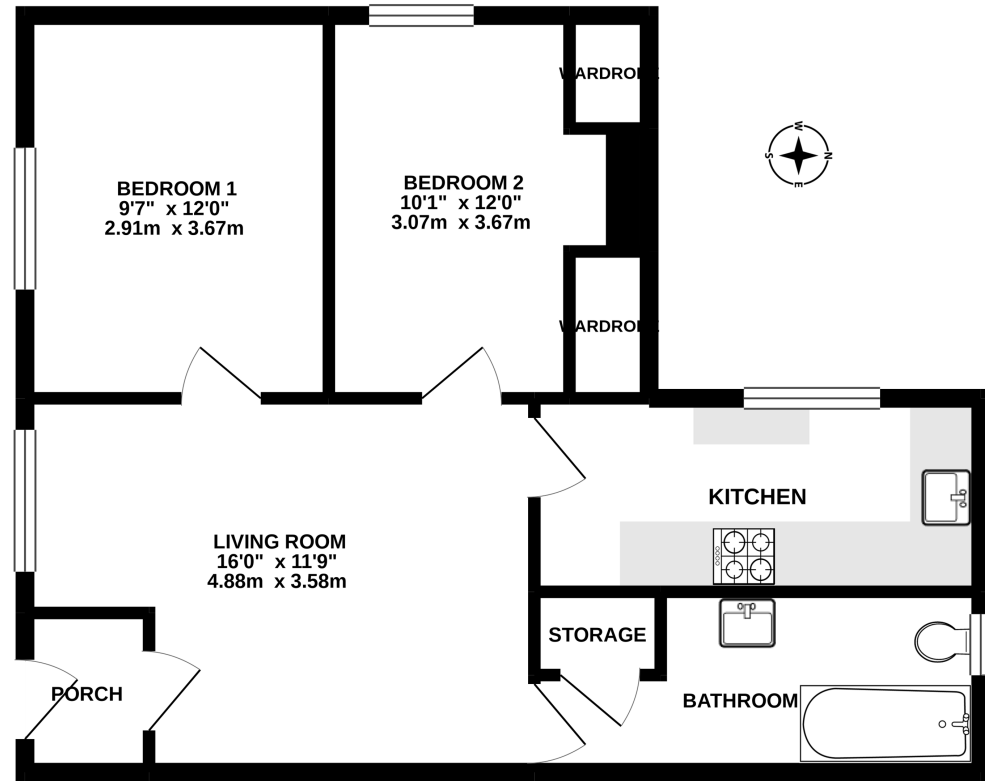
With its prime location, charming features, and convenient amenities, this Victorian maisonette presents an exceptional opportunity to embrace the quintessential Newbury lifestyle. Don't miss your chance to make this delightful property your new home.

- 🏠 Entrance porch
- 🏠 Lounge
- 🏠 Bright kitchen
- 🏠 Two bedrooms
- 🏠 Bathroom
- 🏠 South/ West facing communal garden
- 🏠 Share of the freehold
- 🏠 Over 950 years on the lease
- 🏠 Approx £110 per annum maintenance charge
- 🏠 Allocated parking space with electric car charging point
- 🏠 Gas fired central heating
- 🏠 Walking distance to Newbury town centre and railway station

## 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.

**FLOOR PLAN**  
585 sq.ft. (54.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	56	
(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	

TOTAL FLOOR AREA : 585 sq.ft. (54.4 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.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

