



Pine Ridge

Cricketts

Pine Ridge, Newbury, RG14 2NQ

£325,000



- 🏠 Entrance Hall
- 🏠 Lounge
- 🏠 Kitchen Diner
- 🏠 3 good sized Bedrooms
- 🏠 Family bathroom
- 🏠 Tiered west facing rear garden
- 🏠 Off street parking
- 🏠 Garage in a block
- 🏠 Cul-de-sac location
- 🏠 Close to amenities.
- 🏠 Gas central heating

DESCRIPTION

A beautifully presented three bedroom semi detached family home situated in a prime residential location at the end of a cul de sac in the popular area of Shaw.

INTERNAL VIEWING HIGHLY RECOMMENDED

The property has been very well maintained by its current owner to a very high specification and offers spacious light and airy accommodation comprising;- hallway, lounge, kitchen/dining room with space for a good size dining table and chairs with a door leading to the garden.

On the first floor there are three bedrooms and a re-fitted bathroom.

To the outside front of the house is accessed via a personal pathway to the front door. The front garden is mainly laid to lawn with mature trees and shrubs. The garden to the rear is tiered on three levels mainly laid to lawn with well stocked flower and shrub borders and pathway leading to the bottom of the garden. There is a raised patio and garden shed. The garden is fully enclosed and offers a degree of privacy.

Directions

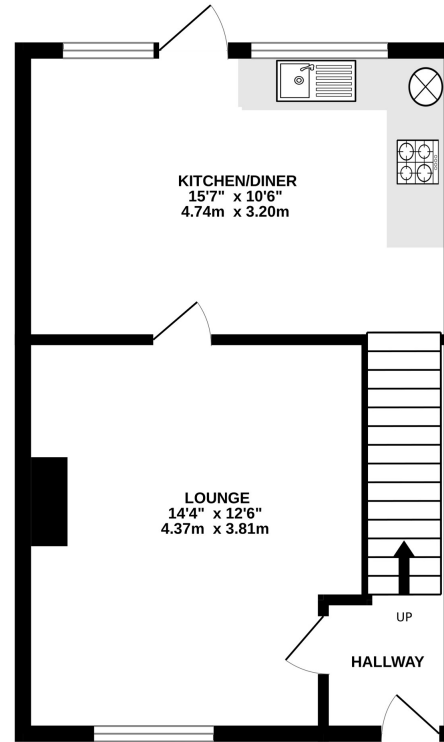
From the offices of Cricketts estate agents proceed east on London road to the Robin hood roundabout. then take the 2nd exit toward Hermitage on the B4009 at the double mini roundabout turn right on to Kiln road. after half a mile turn left into stoney land and then take the second left into pine ridge. The property will be found towards the end on the left hand side.

Local Information

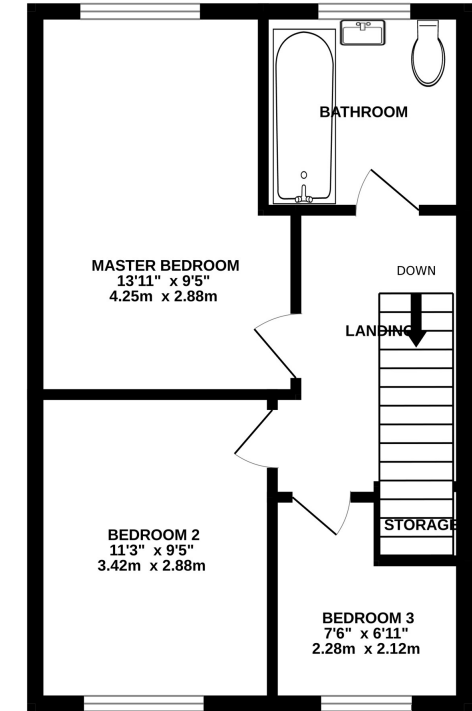
Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich 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. There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common. 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
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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