



Valley Road

Cricketts

Valley Road, Newbury, RG14 6ER

£375,000



- 🏠 No onward chain
- 🏠 Entrance hallway
- 🏠 Lounge with bay window
- 🏠 Dining room
- 🏠 Galley kitchen
- 🏠 Two large double bedrooms with built in cupboards
- 🏠 Third single room
- 🏠 Family bathroom
- 🏠 Extensive West facing rear garden
- 🏠 Gas fired central heating

DESCRIPTION

Nestled within the quaint charm of Newbury's Valley Road, this three-bedroom bay fronted mid-terrace house presents an exciting opportunity for those with a vision for transformation. Excellent primary and senior schools within walking distance of the property

The ground floor accommodation comprises:- reception hallway which leads to a good sized lounge with bay window, a separate dining room with views down the garden. Towards the rear of the property, there is a kitchen, offering ample cupboards and worksurface space and a door leading into the garden.

Ascending the staircase, the first floor reveals two generously proportioned bedrooms and a single bedroom and a family bathroom. here is a generous sized attic which could be converted into another bedroom. (STTNPP).

Outside, the property boasts a hidden gem—a sprawling rear garden beckoning with the promise of outdoor escapades and al fresco delights. With its impressive size, this expansive outdoor oasis presents endless possibilities for growing vegetables, kitchen herb garden and recreation.

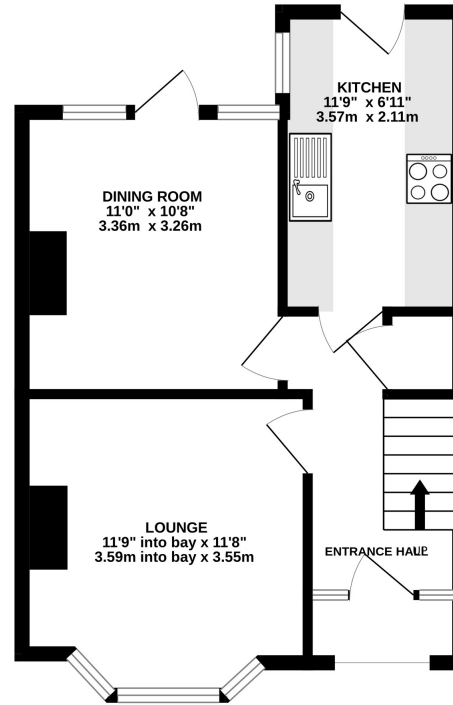
Directions

Proceed south out of Newbury on the A339. Turn right into Buckingham Road and proceed towards the end of the road and turn left into Fifth Road. Continue towards the end of the road and turn left into Valley Road. Proceed along the road and the property will be found on the right.

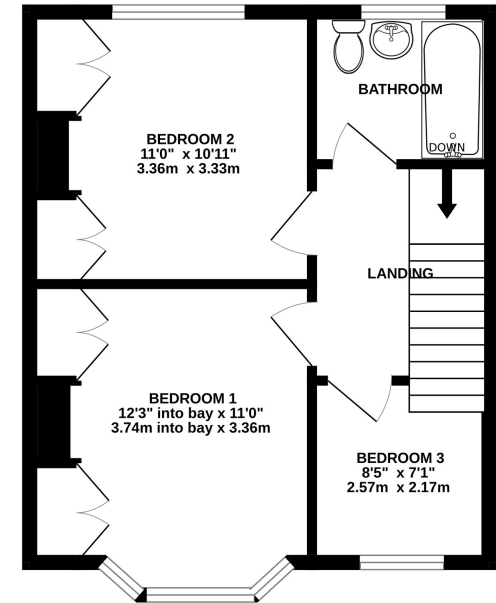
Local Information

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
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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