



Turnpike Road

Cricketts

Turnpike Road, Newbury, RG14 2QR

£215,000



- 🏠 External stairs leading to the front door
- 🏠 Entrance hall
- 🏠 Kitchen
- 🏠 Spacious lounge
- 🏠 Two good size bedrooms
- 🏠 Bathroom
- 🏠 Low maintenance garden
- 🏠 Parking
- 🏠 Gas fired central heating
- 🏠 Council tax band B
- 🏠 Close to local amenities

#### DESCRIPTION

A beautifully presented two bedroom first floor maisonette situated in a tucked away position down a private lane to the north side of Newbury. Good size garden and two allocated parking spaces.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - NO ONWARD CHAIN

The property has been very well maintained by it's current owner and is presented for sale in good order throughout. The accommodation comprises:- hallway, lounge/dining room, kitchen two bedrooms and a bathroom.

To the outside there is a garden which has been designed for ease of maintenance with a garden shed.

There are two allocated parking spaces.

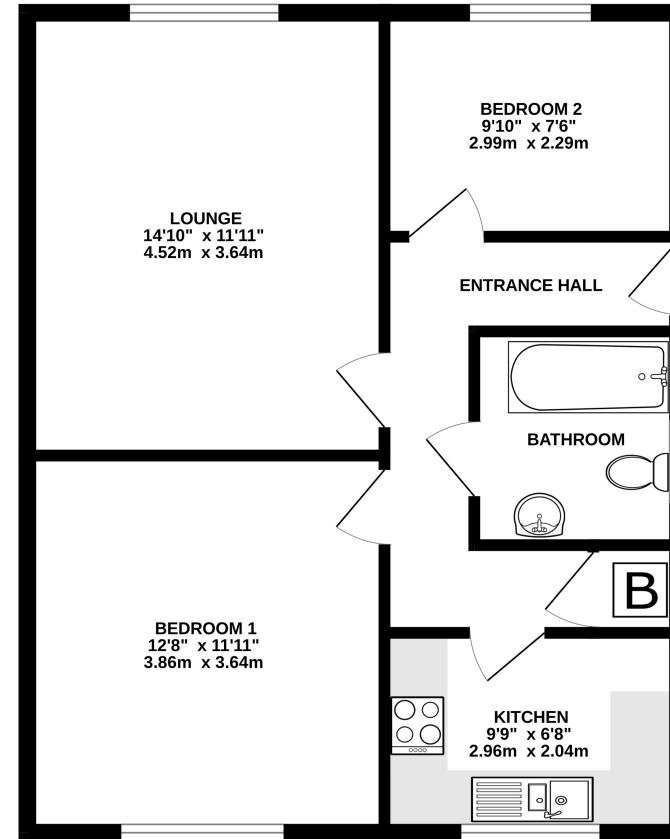
## Directions

At the Robinhood roundabout take the left hand lane and turn left into Shaw Road at the two mini roundabouts turn right onto Kiln Road and proceed up the hill onto Turnpike Road. Just before the entrance into the business park turn left onto the driveway and the property will be found at the end of the lane.

## 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.

**FIRST FLOOR**  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 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.



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