



Wendan Road

Cricketts

Wendan Road, Newbury, RG14 7AF

£350,000

















DESCRIPTION

This lovely three-bedroom family home is located in a peaceful residential area on Wendan Road, south of Newbury, and within the sought-after St. Bartholomew's school catchment area. With easy access to Newbury Retail Park, Tesco Superstore, and just a short distance from Newbury Town Centre, this property offers both convenience and a prime location for family living.

Recently redecorated throughout in modern neutral tones, the home exudes a fresh, light, and airy atmosphere. The ground floor comprises a reception hallway leading to a spacious lounge, separate dining room features patio doors that open out to the garden, ideal for seamless indoor-outdoor living and entertaining. The fitted kitchen offers ample storage, while a rear porch provides additional space with plumbing for a washing machine. A practical downstairs shower room completes the ground floor layout.

On the first floor, the property offers two generously sized double bedrooms, a comfortable single bedroom, and a well-appointed family bathroom.

Outside, the front of the house provides off road parking and a garage in a nearby block. The rear garden is fully enclosed featuring a lawn bordered by mature shrubs.

-  St Bartholomew School catchment
-  NO ONWARD CHAIN
-  Entrance hallway
-  Lounge
-  Dining room
-  Kitchen
-  Downstairs shower room
-  Three good size bedrooms
-  Family bathroom
-  Large garden
-  Council tax band D
-  Gas fired central heating
-  Off road parking
-  Garage in a block

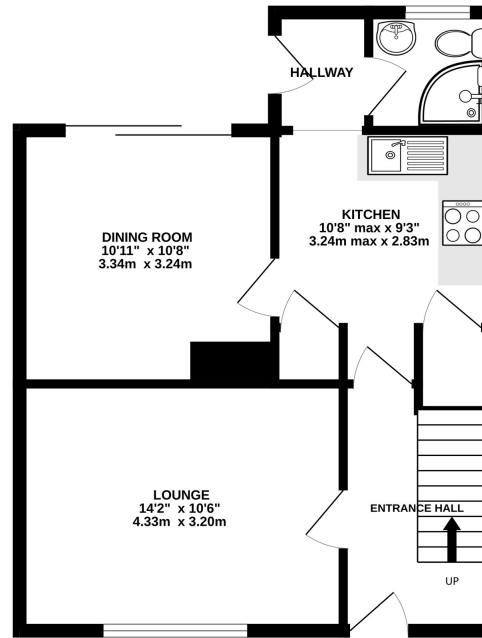
Directions

Proceed south out of Newbury on the A339. At the Burger King Roundabout take the third exit onto St. John's Road proceed over the next roundabout onto Andover Road and take the second exit into Wendan Road proceed up the hill and the property will be found on the right distinguishable by the Crickets for sale board turn right onto the gravel area and the parking spaces are in front of the property.

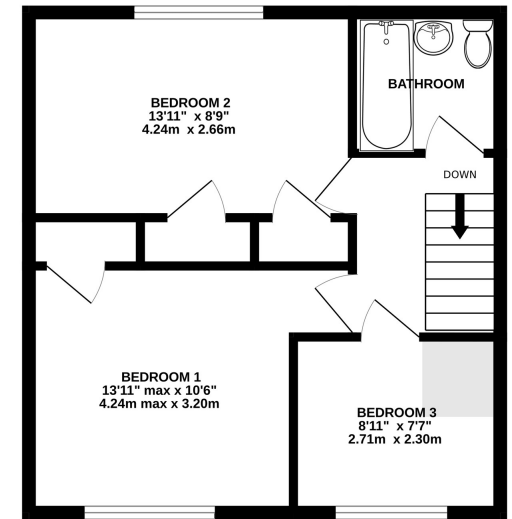
Local Information

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
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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