



16 CHERRY CLOSE
Guide Price £425,000

Carter Jonas

16 CHERRY CLOSE NEWBURY RG14 1LS

- Newbury town centre and mainline train station 1 mile
- M4 (J13) and A34 3 miles

Entrance hall · cloakroom · lovely sitting room with attractive fireplace · modern kitchen opening to a useful dining area · 3 bedrooms · modern family bathroom · walled frontage and extensive parking · good rear garden with large patio and brick outbuilding · double glazing · a beautifully finished home · Energy Rating D

SITUATION

Cherry Close is a quiet horseshoe close with very little through traffic. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

A very well-presented semi-detached house offering good quality and modern accommodation. The front door opens to a hallway and cloakroom and beyond to a comfortable sitting room with attractive fireplace and views to the front. The kitchen/dining room is a particular feature with a good quality, modern kitchen with breakfast bar which opens to a useful dining area. From the kitchen a rear door gives access to the garden. Upstairs the feeling of light space and quality continues with 3 comfortable bedrooms and a well finished family bathroom.

A BEAUTIFULLY PRESENTED SPACIOUS 3 BEDROOM SEMI-DETACHED HOUSE WITH GENEROUS PARKING AND WELL LOCATED IN A QUIET RESIDENTIAL AREA. BENEFITTING FROM A GROUND FLOOR WC, IMPRESSIVE MODERN KITCHEN WITH DINING AREA. MUCH IMPROVED BY THE CURRENT OWNERS.



OUTSIDE

To the front of the property there is a generous gravel driveway with extensive parking and an attractive low level brick wall protecting the front lawn with shrubbed border to the house. A side gate gives access to the rear garden which offers an attractive and substantial patio from the rear of the house to level well tended lawn and a useful outbuilding.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

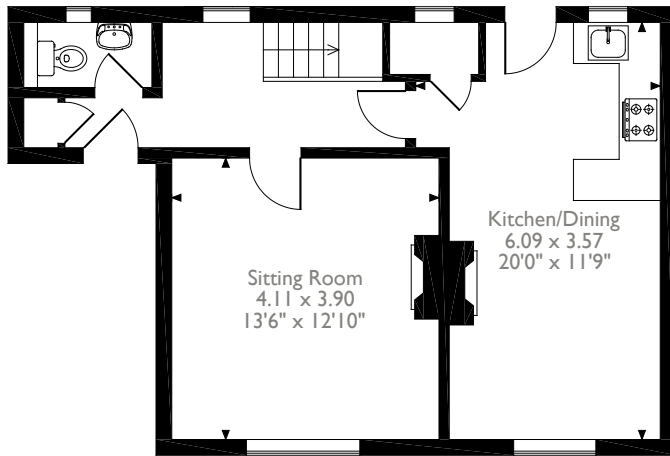
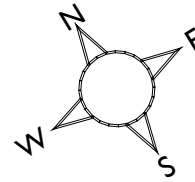
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

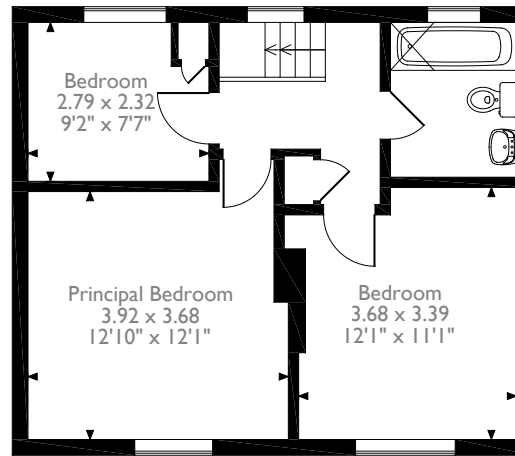
Directions: Please use postcode RG14 1LS



16, Cherry Close, Newbury
Approximate Gross Internal Area
90 Sq M/969 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.