



**3 CROMWELL PLACE**  
Newbury, RG14 1AF

**Carter Jonas**



## 3 CROMWELL PLACE, NEWBURY, RG14 1AF

Within Newbury town and with good access to the mainline station with trains to London Paddington

Town centre location with access to all of Newbury's facilities

Entrance hall · access to rear lobby with ground floor cloakroom and door to rear outside space · impressive living room with wood panelling and built in storage including a useful utility cupboard with plumbing · modern well-equipped fitted kitchen · first floor accommodation with 2 double bedrooms both with ensuite facilities · fantastic third floor room of extremely generous proportions with ensuite

### SITUATION

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

This extremely attractive Grade II Listed property has recently been converted to a residential dwelling having previously been used by the current owner for many years as a commercial property. The house provides good quality spacious accommodation over three floors. The front door opens to a generous entrance hall with access to a rear lobby in turn giving access to rear outside space.

**AN IMPRESSIVE GRADE II LISTED TOWN HOUSE WITH A SUPERB LOCATION TUCKED AWAY IN THE HEART OF NEWBURY TOWN CENTRE. THE PROPERTY BENEFITS FROM EXTENSIVE ACCOMMODATION WITH SPACIOUS LIVING ROOM, NEWLY FITTED KITCHEN, AND 3 BEDROOMS EACH WITH ITS OWN ENSUITE SHOWER ROOM. AVAILABLE CHAIN FREE.**



There is a spacious living room with part wood panelled walls and interesting alcoves, a generous utility cupboard with plumbing and access to a recently fitted well-equipped kitchen including electric oven and hob with extractor, dishwasher and built in fridge and separate freezer with a range of wall and base units for storage. The aforementioned rear lobby gives access to a useful ground floor cloakroom and stairs lead to the first floor accommodation with 2 generous double bedrooms both with ensuite facilities. The feeling of light, quality and character continues throughout with attractive period features and large sash windows. On the second floor there are exposed timbers and an extremely generous third bedroom again with ensuite shower room. A rare opportunity to acquire an impressive character building in excellent condition throughout and offering extensive and flexible accommodation.

### OUTSIDE

The property has an unusual central location in a particularly pleasant no through road off Northbrook Street, the main high street in Newbury. Although the property does not offer private parking there are numerous parking areas and car parks within the town. The house also benefits from an area of rear outside space leading from a back door onto a gravel walkway with enough space to sit out. The property also benefits from a southern aspect to the front letting in lots of light to the principal accommodation.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Economy 7 electric heating, mains water and drainage

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band tbc

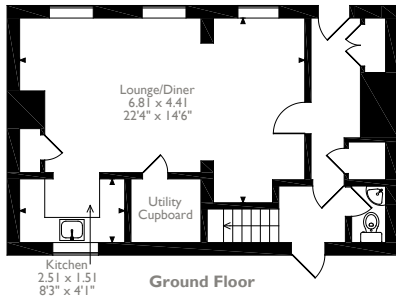
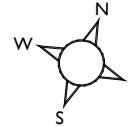
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** By foot from Northbrook Street immediately opposite Marks & Spencer, or by car from one of the car parks in West Street.

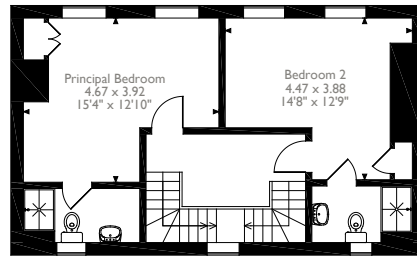




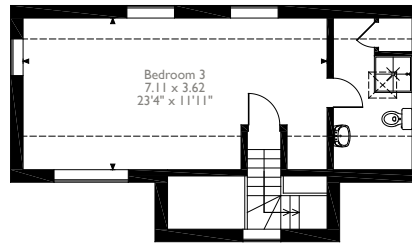
3 Cromwell Place, Newbury  
Approximate Gross Internal Area  
136 Sq M / 1464 Sq Ft



Ground Floor



First Floor



Second 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.



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