



Monks Lane

Cricketts





- Driveway parking
- Entrance porch
- Spacious lounge with wood burner
- Kitchen/ dining room
- Conservatory
- Two double bedrooms
- Third single bedroom/ Study
- Modern fitted bathroom
- Enclosed rear garden
- Vendors purchase is end of chain
- Walking distance to amenities

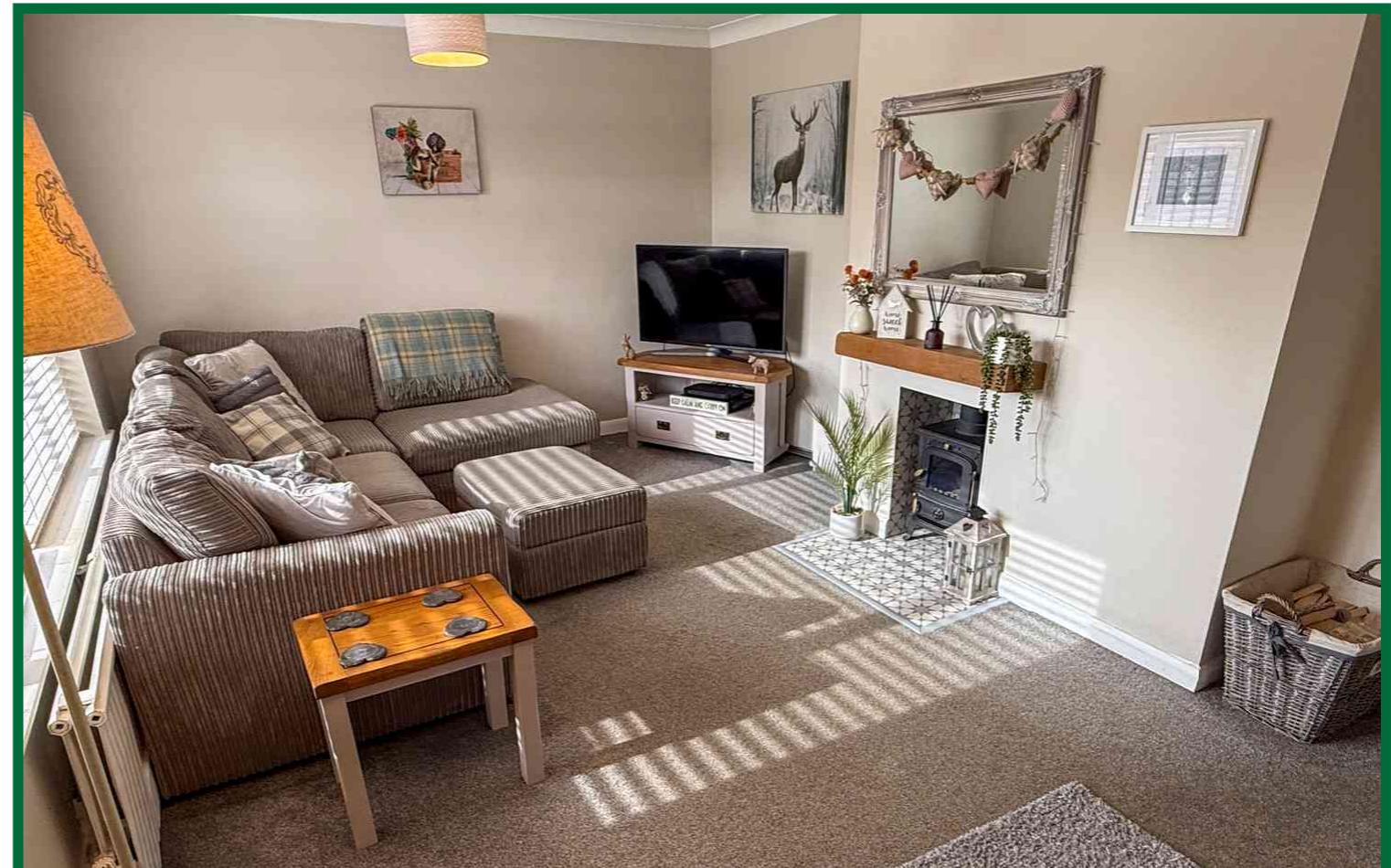
Situated on the South side of Newbury, this well-presented three-bedroom home offers generous living space and excellent convenience, all within walking distance of local shops, doctors' surgery and Newbury Rugby Club.

The property opens with an entrance porch leading into a spacious lounge, complete with a cosy wood burner — perfect for creating a warm, welcoming atmosphere. To the rear, the kitchen/dining room provides a sociable layout ideal for family life, flowing through to a bright conservatory that overlooks the garden.

Upstairs, there are two comfortable double bedrooms along with a third single bedroom, which also works well as a home office. The accommodation is completed by a modern family bathroom.

Outside, the property benefits from an enclosed rear garden, offering a private space for relaxing or entertaining, and driveway parking to the front.

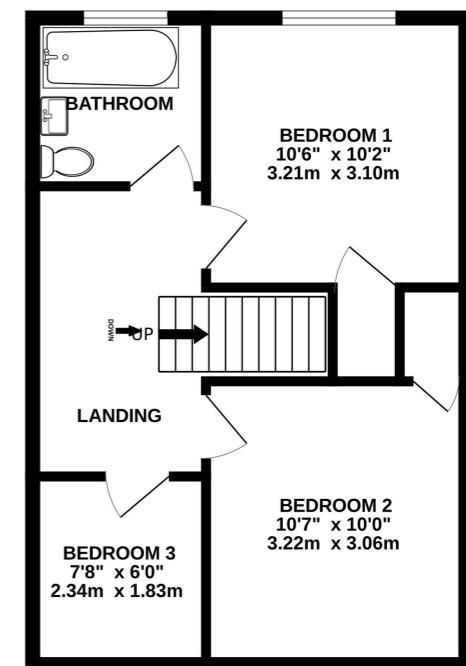
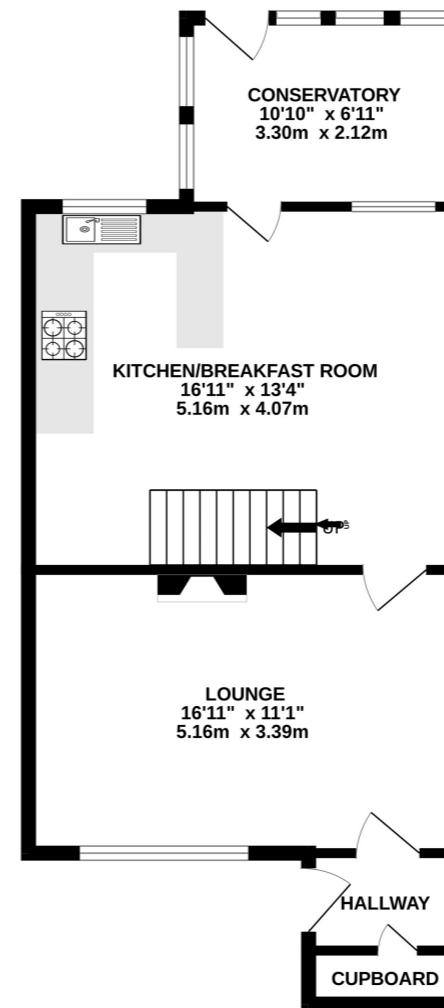
The vendors' purchase is end of chain, supporting a smoother and more straightforward move.





GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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