



Orchardene

Cricketts

7 Orchardene, Newbury, West Berkshire. RG14 2DN.

£249,995 Freehold



- Set in a quiet cul de sac
- One bedroom end terrace house
- FREEHOLD
- Driveway parking
- Enclosed rear garden
- Large shed with power and light
- New boiler in 2024
- New oven and hob

Located in the sought-after cul-de-sac of Orchardene, this well-presented one-bedroom house offers a fantastic opportunity for anyone looking for comfort, convenience, and private outdoor space within easy reach of Newbury town centre.

The property features private driveway parking for two cars, a rare benefit in this location. Inside, the home has been thoughtfully updated, including a brand-new oven, hob, and boiler, giving peace of mind and improved energy efficiency.

The spacious layout includes a generously sized double bedroom and a large bathroom, providing excellent storage and a comfortable feel throughout. The living space flows nicely into the kitchen, making it ideal for everyday living.

To the rear, the property boasts a private garden along with a large shed, perfect for storage, hobbies, or outdoor equipment.

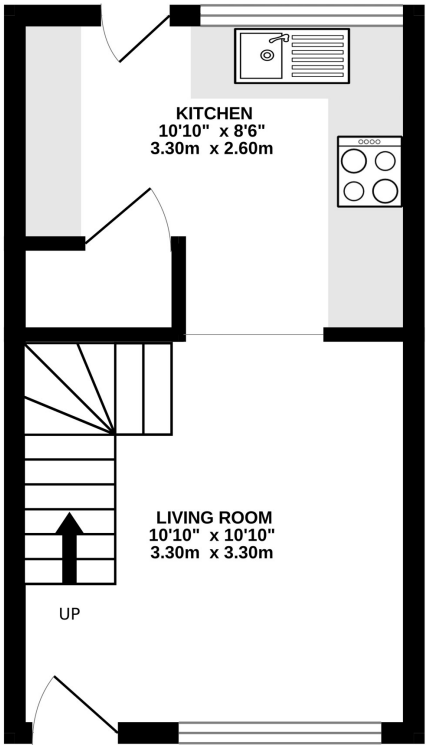
Situated within walking distance of Newbury town centre, residents can enjoy easy access to shops, cafés, restaurants, and excellent transport links, while still benefiting from a quiet residential setting.

This is a fantastic home for a first-time buyer, downsizer, or investor seeking a well-maintained property in a prime location.

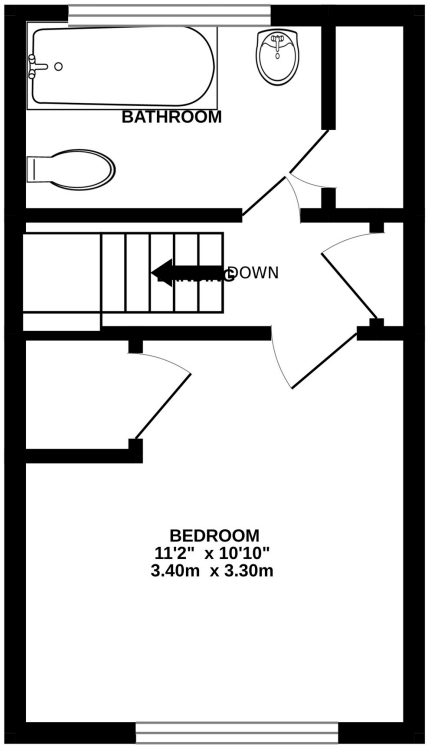





GROUND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	61	89
(81-91) B		
(69-80) C		
(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 

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

TOTAL FLOOR AREA : 425 sq.ft. (39.5 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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