



Northcroft Lane

Cricketts

43 Northcroft Lane, NEWBURY, Berkshire. RG14 1BP.

£375,000 Freehold



- NO ONWARD CHAIN
- Stunning Character Cottage
- Town centre location
- Kitchen
- Two bedrooms
- Driveway parking
- Enclosed, low maintenance rear garden
- Bathroom
- Conservatory
- Lounge with wood burning stove
- Dining room with wood burning stove

This lovely period cottage offers the perfect blend of charm and convenience.

On the ground floor, you'll find a welcoming lounge and a separate dining room, each featuring a period fireplace that adds warmth and character. The kitchen is well-proportioned and leads through to a spacious conservatory, providing an excellent area for relaxing or entertaining. Upstairs, two generous double bedrooms provide comfortable accommodation.

Modern upgrades — including a recently fitted boiler and updated electrics — ensure the home is as practical as it is characterful.

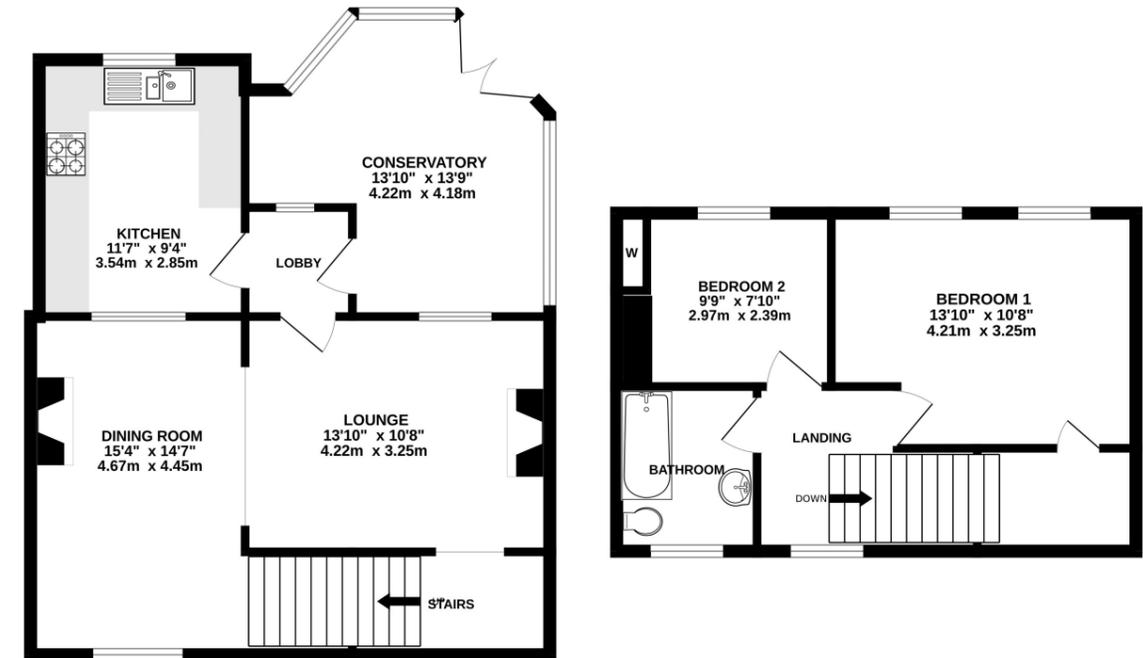
Outside, the property benefits from an enclosed, low maintenance garden, ideal for outdoor dining, gardening, or simply unwinding. Off-street parking to the front adds rare convenience for such a central location.





GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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