



17H Kiln Road

Cricketts

17H Kiln Road, Newbury, Berkshire. RG14 2HQ.

£350,000 Freehold



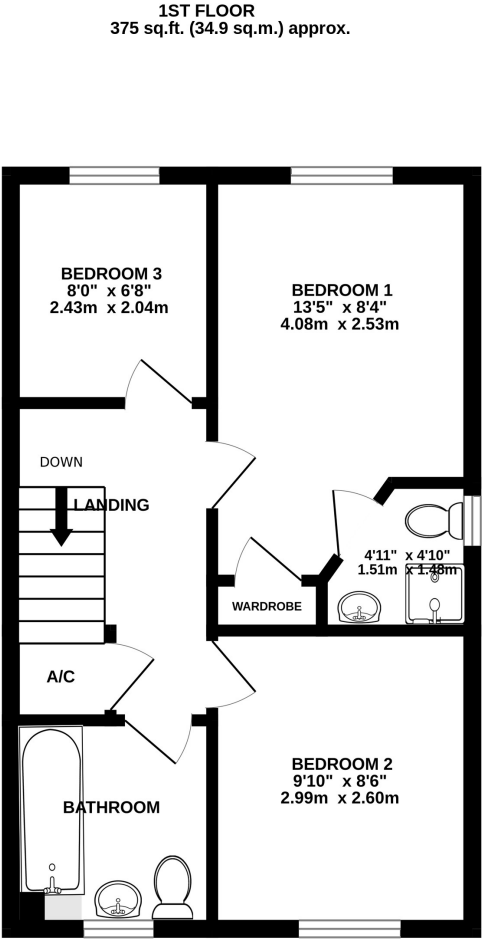
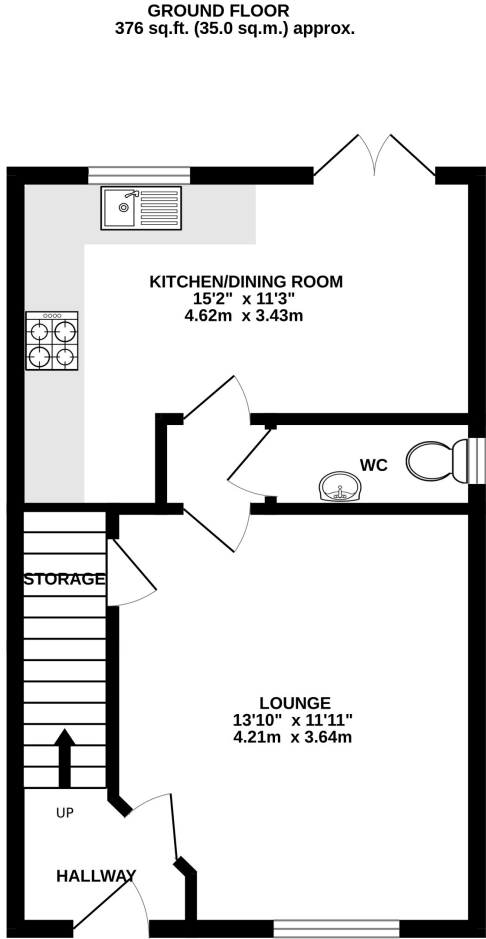
- Lounge
- Kitchen / dining room
- Cloakroom
- Master bedroom with en suite shower room
- Two further bedrooms
- Family bathroom
- Enclosed rear garden
- Driveway parking
- Garage
- Close to local amenities


Modern Three-Bedroom Terraced Home Close to Newbury Town Centre Located just a short distance from Newbury town centre, this modern and terraced house offers spacious and comfortable living, ideal for families, professionals, or investors.

The ground floor comprises a welcoming lounge, a contemporary kitchen/diner perfect for both everyday living and entertaining, and a convenient downstairs WC. Upstairs, the principal bedroom benefits from its own en-suite shower room, accompanied by two further well-proportioned bedrooms and a family bathroom.

Outside, the property features a private rear garden, ideal for relaxing or outdoor dining, along with allocated parking and a garage. With excellent access to local amenities, schools, and transport links, this is a fantastic opportunity to secure a modern home in a sought-after location. Early viewing is highly recommended.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	76	
(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:** D

TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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