

# Cricketts



Russell Road, Newbury, RG14 5LA

£300,000



#### DESCRIPTION

A Charming two-bedroom, Victorian detached house in the Heart of Newbury Town Centre

Nestled in a prime location overlooking the peaceful allotments on Russell Road, this delightful two-bedroom detached house offers a perfect blend of character and potential.

Boasting full and approved planning permission to extend the ground floor, the property offers the exciting opportunity to enlarge the kitchen, add a utility room, and create an additional bathroom.

The well-proportioned accommodation includes: entrance porch, a good size, duel aspect lounge, dining room, kitchen with wooden work surfaces, downstairs WC and a lean to holding the fridge and washing machine with doors leading out onto the courtyard garden. Upstairs are two double bedrooms and a shower room.

To the outside there is a garage providing additional storage or parking and off street parking, a rare and valuable feature in such a central location.

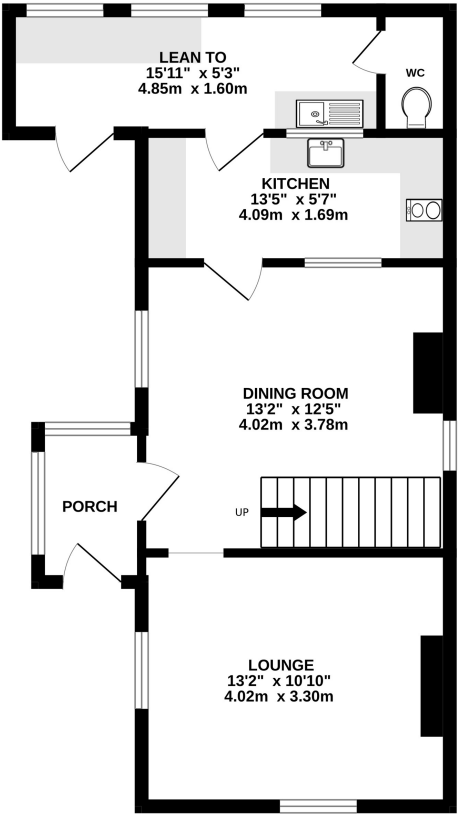
With its desirable location and exciting potential for expansion, this house is a true gem not to be missed.

- 🏠 Approved planning permission to extend
- 🏠 Town centre location
- 🏠 Entrance porch
- 🏠 Double aspect lounge
- 🏠 Dining room
- 🏠 Kitchen
- 🏠 Cloakroom
- 🏠 Two double bedrooms
- 🏠 Shower room
- 🏠 Garage
- 🏠 Off road parking
- 🏠 Electric heating
- 🏠 Council tax band C

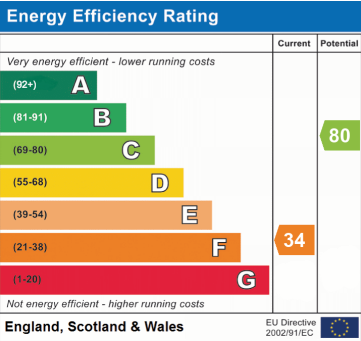
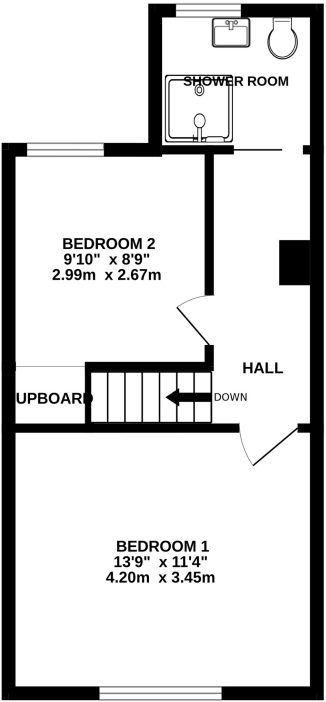
# Local Information

Newbury offers the best of town and country living; being the principal town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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