



Westgate Road

Cricketts



32 Westgate Road, Newbury, Berkshire, . RG14 6AU.

Freehold



- DETACHED family home
- NO ONWARD CHAIN
- South West facing gardens
- Double garage
- Three bedrooms
- Two reception rooms
- Conservatory
- St Bartholomew School catchment

A Rare Opportunity on Highly Desirable Westgate Road, Newbury – situated on one of Newbury's most sought-after roads, this charming three-bedroom detached home offers spacious and versatile accommodation within walking distance of the town centre and railway station.

The property is set on a generous plot with beautifully maintained wraparound gardens, featuring mature trees, established shrubs, and a variety of flowering plants that provide year-round interest and privacy.

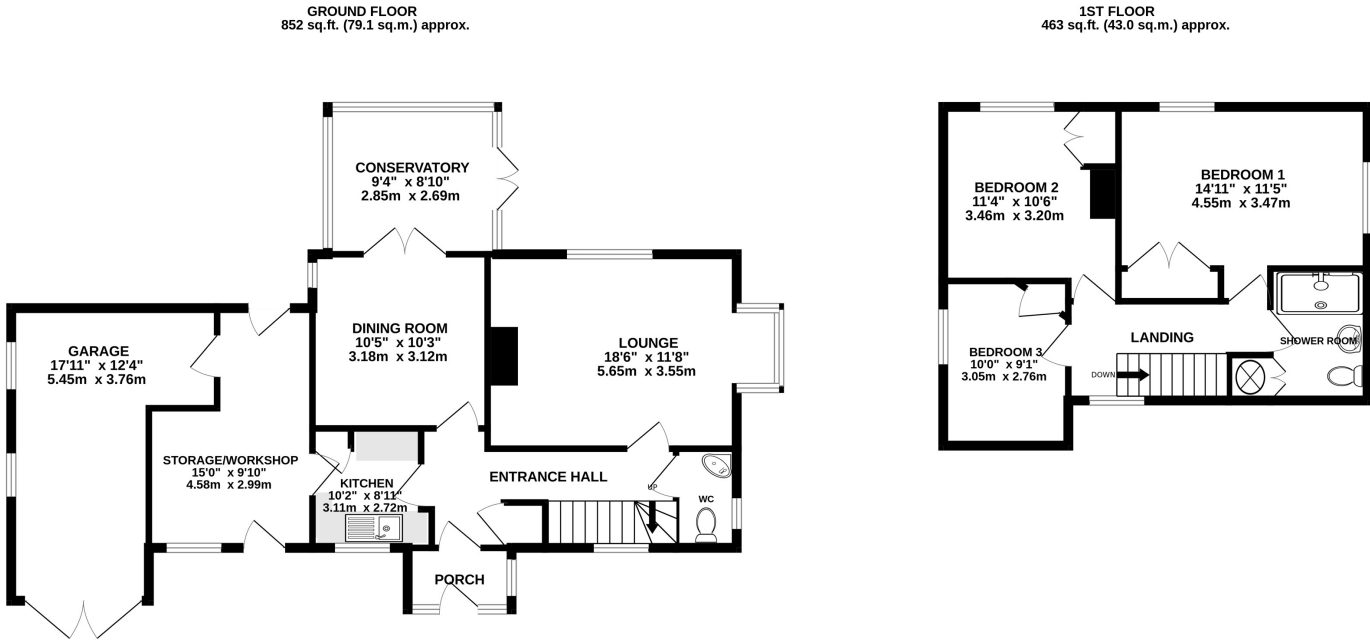
Accommodation comprises a welcoming porch and entrance hall, kitchen, dining room, and bright conservatory overlooking the garden. A large lounge offers an ideal space for relaxing or entertaining, complemented by a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms and a shower room. Further benefits include a double garage, driveway parking, and the advantage of no onward chain, making this a rare and appealing opportunity in a prime location.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:** E



**TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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