



Russell Road

Cricketts

Russell Road, Newbury, RG14 5LA

£339,000



DESCRIPTION

This delightful three-bedroom Victorian mid-terrace house is situated in the heart of Newbury town centre, offering both convenience and charm. Just a stone's throw away, you'll find lovely walks along the canal, providing a peaceful escape right on your doorstep.

The ground floor features an open-plan lounge and dining room, creating a spacious and versatile living area. A working wood-burning stove set in a red brick fireplace in the lounge adds a traditional touch. Continuing to the rear of the house there is a utility area, kitchen and family bathroom. On the first floor, there is a spacious double bedroom and a single bedroom. The top floor houses the main double bedroom, with views over the sunny garden.

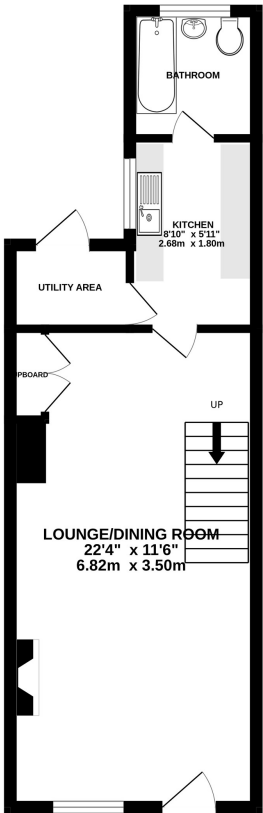
The property includes a lovely south-facing garden, ideal for soaking up the sun. With a summer house, ideal for someone working from home and a vegetable patch for gardening enthusiasts, the outdoor space is both practical and beautiful. This charming home combines the best of Victorian character with modern-day comforts, offering an exceptional living experience in Newbury town centre.

- 🏠 Cosy lounge with woodburning stove
- 🏠 Dining area with space for a 6 seater dining table
- 🏠 Kitchen
- 🏠 Utility area
- 🏠 Family bathroom
- 🏠 Two double bedrooms
- 🏠 Third single room
- 🏠 South facing rear garden with vegetable patch
- 🏠 Garden room with power and light
- 🏠 Town centre location
- 🏠 Close to beautiful walks along the canal
- 🏠 St Bartholomew School catchment
- 🏠 Council tax band C
- 🏠 Gas fired central heating
- 🏠 Permit parking to the front of the house

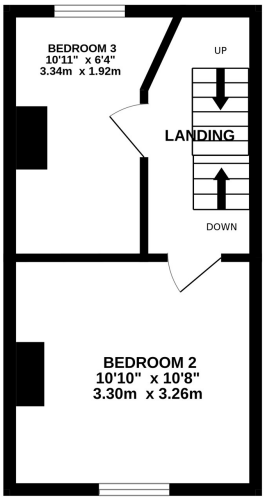
Local Information

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.

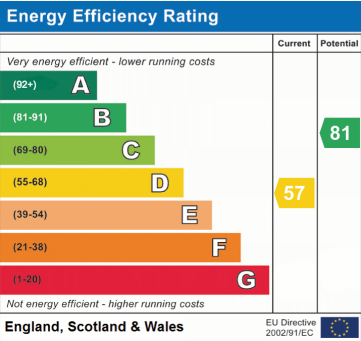
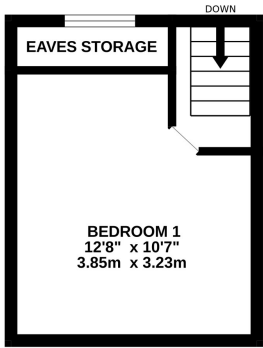
GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
249 sq.ft. (23.1 sq.m.) approx.



2ND FLOOR
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 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. Made with Metropix ©2025



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.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

