



Priory Road

Cricketts

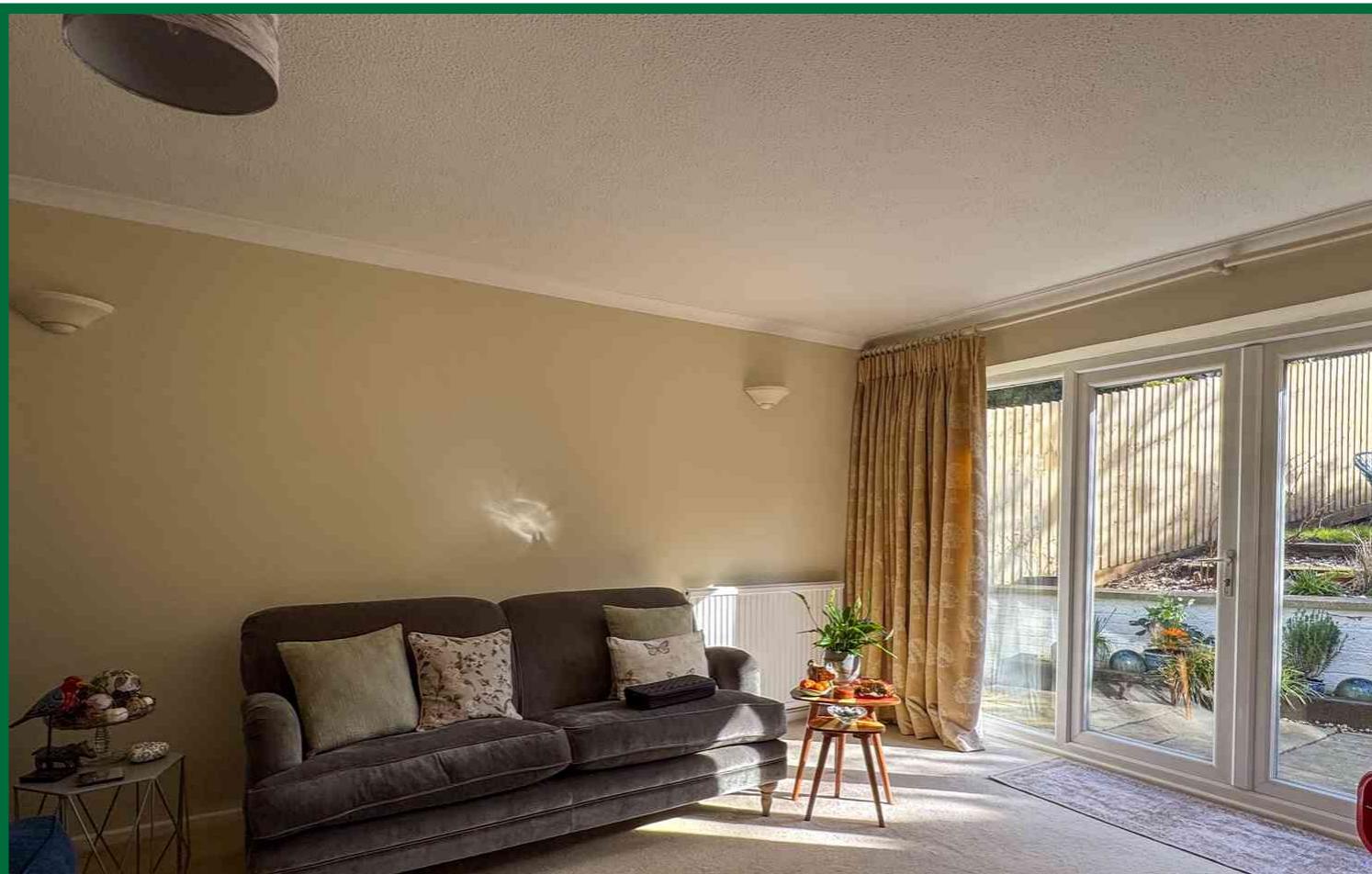


- Detached family home
- St Bartholomew school catchment
- Fully enclosed rear garden with patio area
- Driveway parking
- Garage
- Two reception rooms
- Kitchen/ breakfast room
- Cloakroom
- Three double bedrooms
- Family bathroom

Charming Three-Bedroom Detached Family Home in a Prime Newbury Location. Situated in a sought-after residential area to the south of Newbury, this beautifully maintained three-bedroom detached home offers the perfect blend of comfort, convenience, and privacy. Within walking distance of Newbury town centre and the railway station, the property also benefits from easy access to Newbury Retail Park, which features a variety of major retailers and coffee shops.

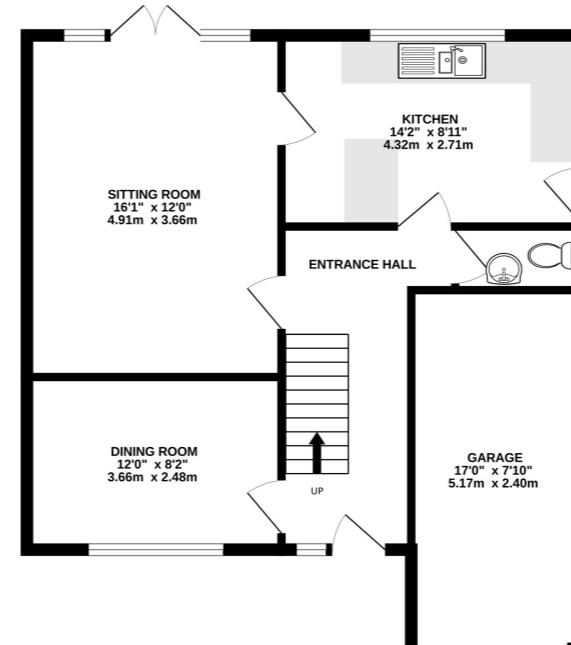
Light and airy throughout, the accommodation begins with a welcoming entrance hallway leading to a downstairs cloakroom, a formal dining room, and a spacious lounge with French doors opening onto the rear garden. The fitted kitchen is well-appointed, providing ample storage and workspace. Upstairs, the first floor comprises three generous double bedrooms and a modern family bathroom.

Externally, the property boasts a single garage with power, lighting, and useful eaves storage. Driveway parking. The highlight of this home is its beautifully landscaped, elevated south-facing rear garden, arranged over three tiers. A paved patio area offers the ideal space for alfresco dining, with steps leading up to a well-maintained lawn. Fully enclosed, the garden provides a wonderful sense of privacy. This delightful family home is ready to move into and is perfectly positioned for access to local amenities, transport links, and excellent primary and secondary schools.

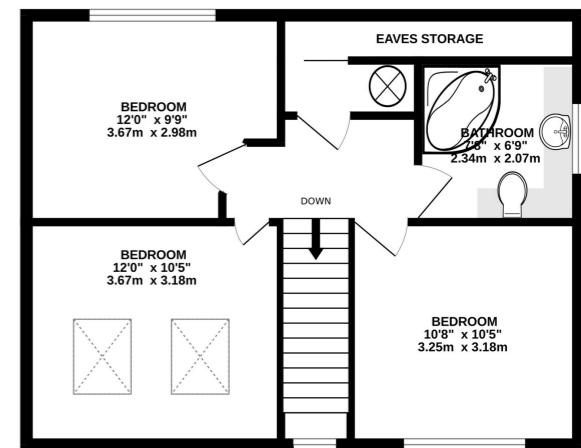




GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	65	
(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:** E

TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and 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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