



Russell Road

Cricketts

64 Russell Road, Newbury, Berkshire. RG14 5LA.

£325,000 Freehold



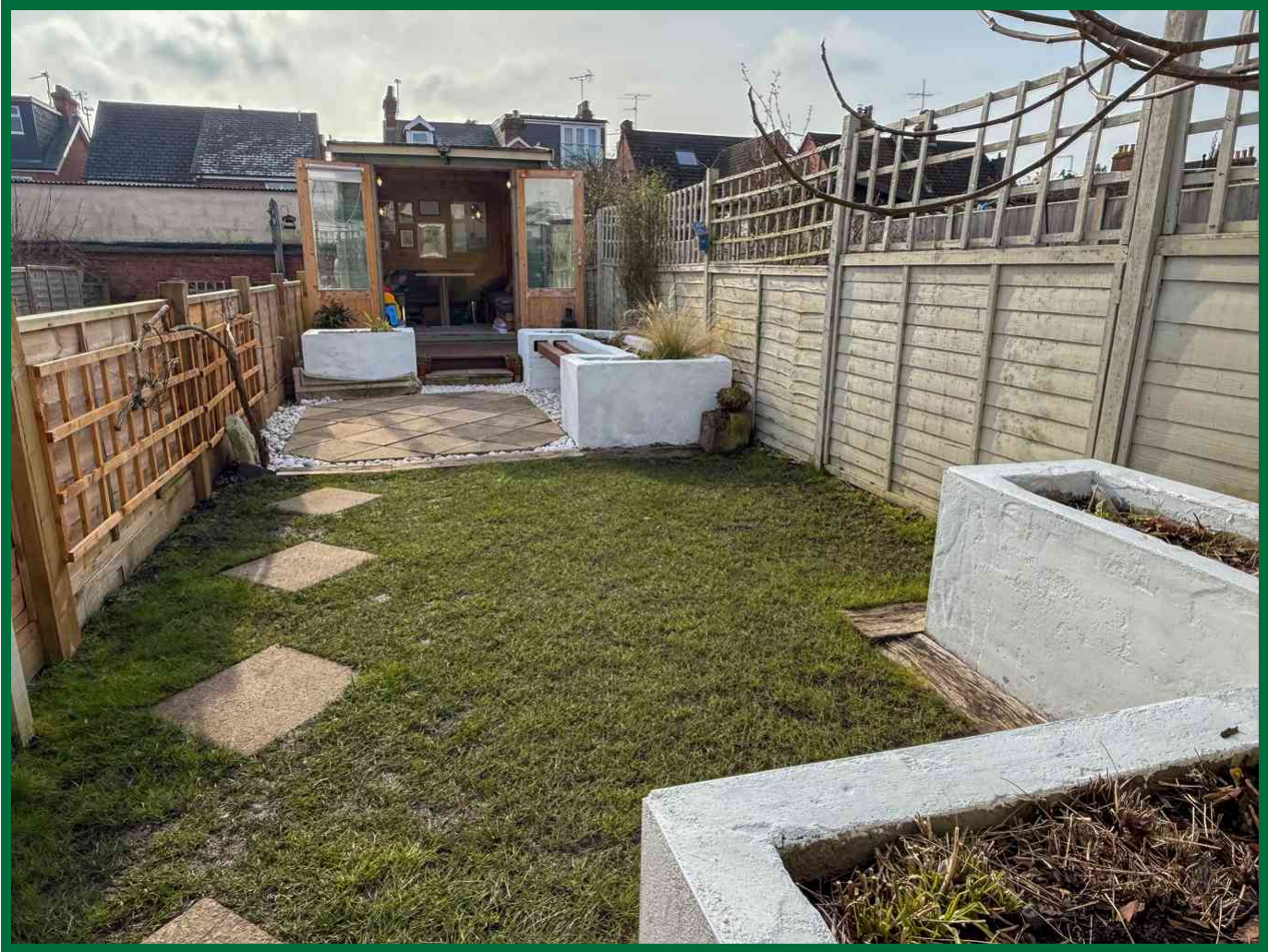
- St Batholomew School catchment
- South facing rear garden
- Three bedroom home
- Victorian build
- Town centre location
- Stunning features
- Council tax band C
- Gas fired central heating
- Summer house/ home office

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.

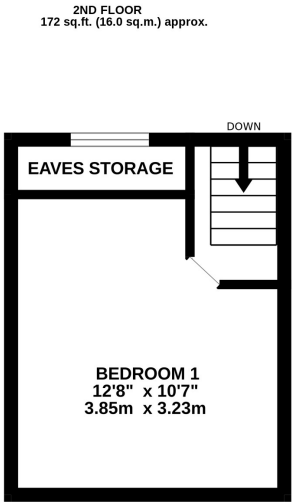
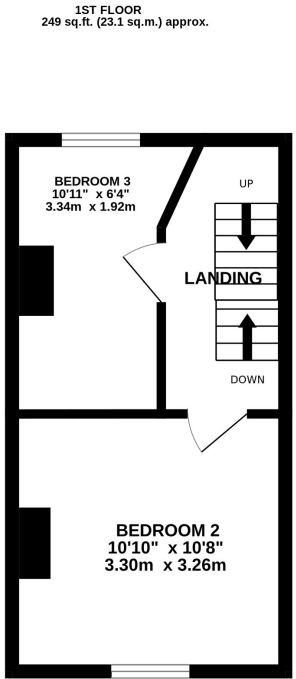
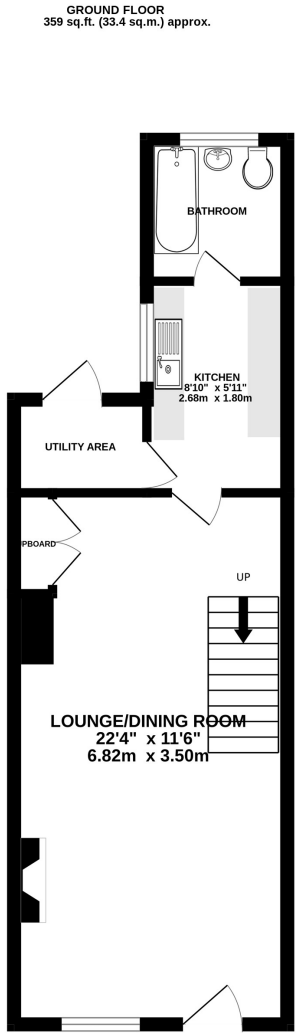
The property includes a lovely south-facing garden, ideal for soaking up the sun. With a summer house, ideal for someone working from home and a vegetable patch for gardening enthusiasts, the outdoor space is both practical and beautiful. This charming home combines the best of Victorian character with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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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:** C



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.

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