



Western End

Cricketts

9 Western End, Newbury, Berkshire. RG14 5NT.

£350,000 Freehold



- No onward chain
- Three bedroom end terrace house
- Close to Newbury town centre
- West facing rear garden
- Driveway parking for two cars
- New boiler November 2025

This spacious three-bedroom end-terrace house is situated in a prime residential location, within walking distance of Newbury town centre, the railway station, and a wide range of local amenities and schools. The property also benefits from excellent transport links, with Newbury station providing a mainline rail connection to London Paddington. OFFERED FOR SALE WITH VACANT POSSESSION.

The accommodation offers ideal family living space and comprises a welcoming reception hallway, a large kitchen/dining room fitted with a range of kitchen units, oven, hob, extractor fan, extensive work surfaces, and ample space for a table and chairs. The lounge enjoys views over the rear garden and features a door providing direct access to the outside. To the first floor, there are two double bedrooms, a single bedroom, a separate WC, and a family bathroom.

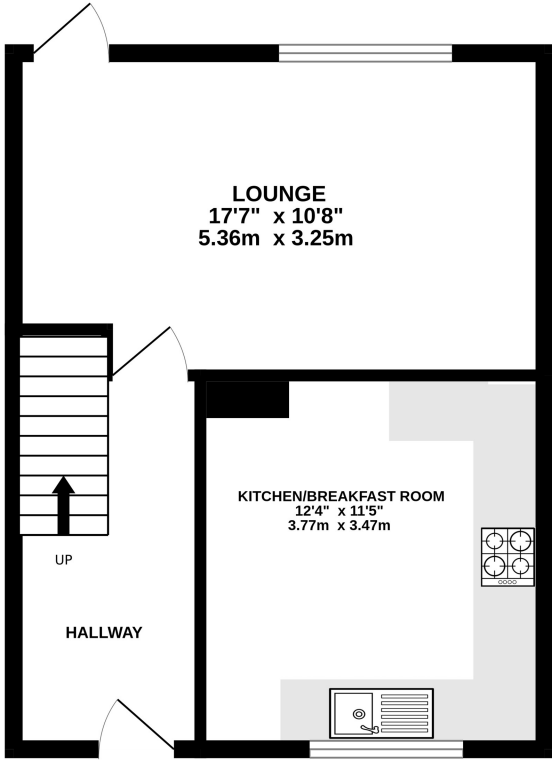
Externally, the property benefits from a large driveway providing off-road parking for two vehicles, along with side access leading to the rear garden. The fully enclosed rear garden offers a good degree of privacy and features a patio area, lawn, and a brick-built shed, ideal for storing gardening equipment, bicycles, and children's toys.

Newbury town centre offers an excellent range of retailers, coffee shops, restaurants serving a variety of cuisines, wine bars, and public houses, making this an extremely convenient and desirable location.

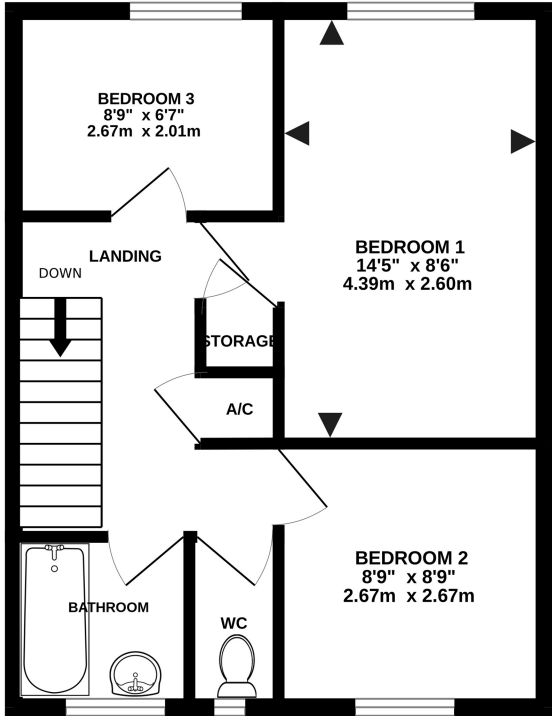




GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		64
(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:** C



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