



Old Bath Road

Cricketts

4 Posting House Mews, Old Bath Road, Newbury, Berkshire. RG14 1QW.

£450,000 Freehold



- NO ONWARD CHAIN
- Three bedroom family home
- Bay fronted lounge
- Kitchen
- Conservatory
- Cloakroom
- Three double bedrooms
- Family bathroom
- Enclosed garden
- Driveway parking and garage
- Irrigation system in the garden

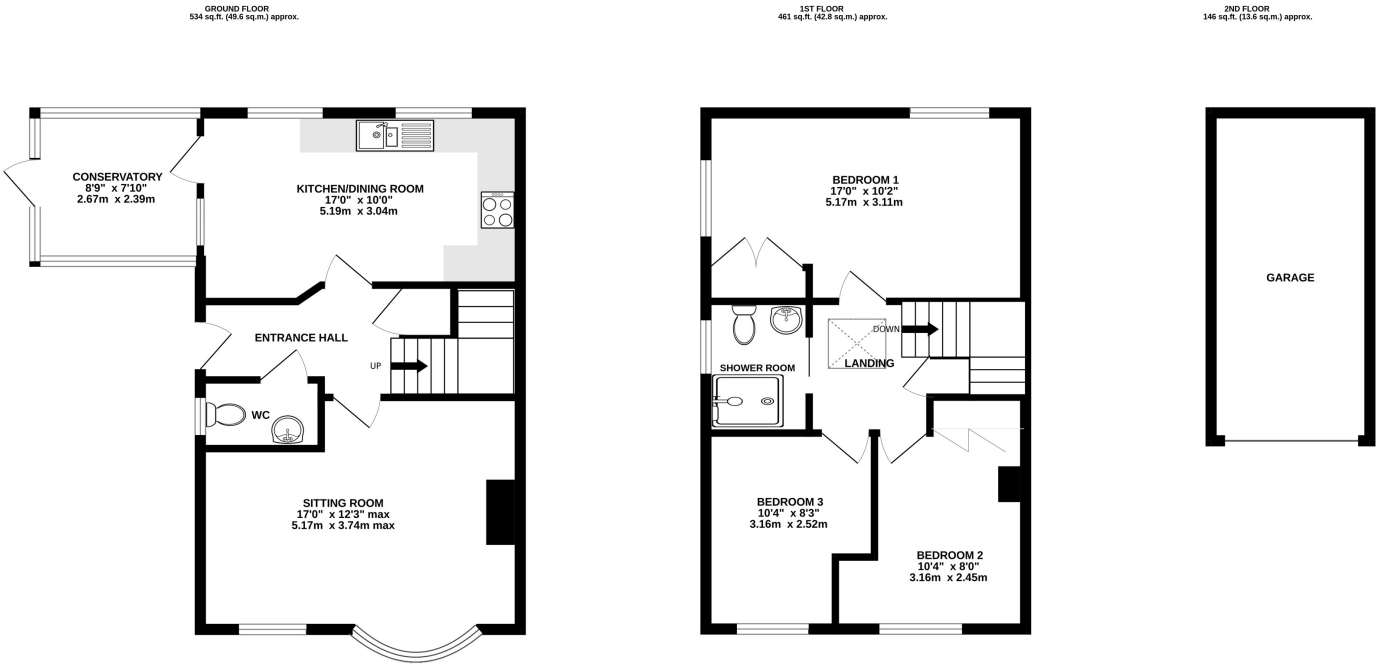
Situated in a tucked-away position within a quiet cul-de-sac, this three-bedroom semi-detached home occupies a prime and prestigious address within comfortable walking distance of Newbury town centre. OFFERED FOR SALE WITH NO ONWARD CHAIN.

The property offers spacious accommodation comprising an entrance hallway, a well-proportioned lounge featuring a bow window and fireplace, a kitchen/dining room, and a conservatory which opens onto the rear garden. While the house would benefit from some modernisation, it provides an excellent opportunity for a purchaser to update and personalise to their own taste.

Externally, the traditional-style rear garden is mainly laid to lawn and complemented by mature shrubs and planting that provide year-round interest. The garden is fully enclosed and offers a good degree of privacy. To the front, there is driveway parking and access to a single garage.

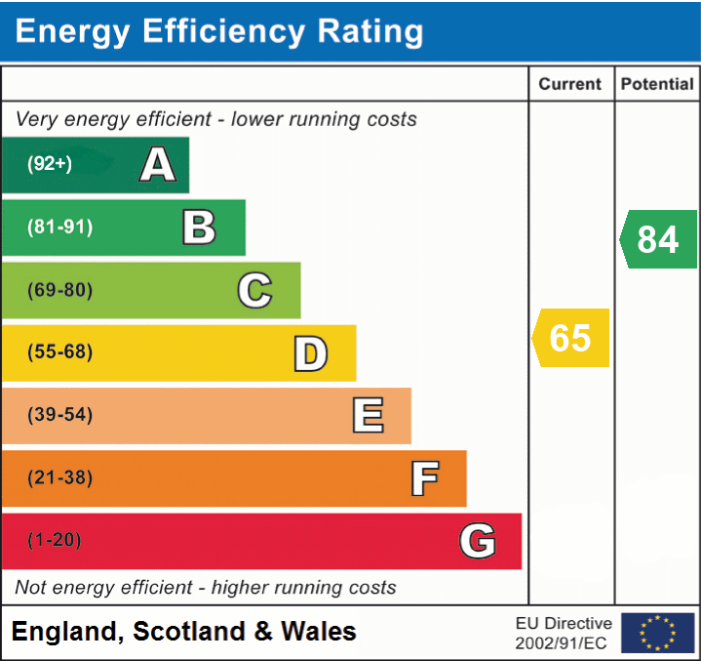
The location is particularly convenient, with a Co-operative store, Waitrose supermarket, and a medical centre all within walking distance. Newbury town centre offers an extensive range of major retailers, coffee shops, restaurants, wine bars, and public houses. Communication links are excellent, with easy access to the by-pass, A4, and M4 (Junction 13 approximately 4 miles away). Newbury railway station is also within walking distance and provides a mainline service to London Paddington. A selection of well-regarded primary and secondary schools are conveniently located nearby, many within walking distance.





TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D



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