



Kings Road

Cricketts



79 Kings Road, Newbury, Berkshire. RG14 5RA.

£1,350 pcm



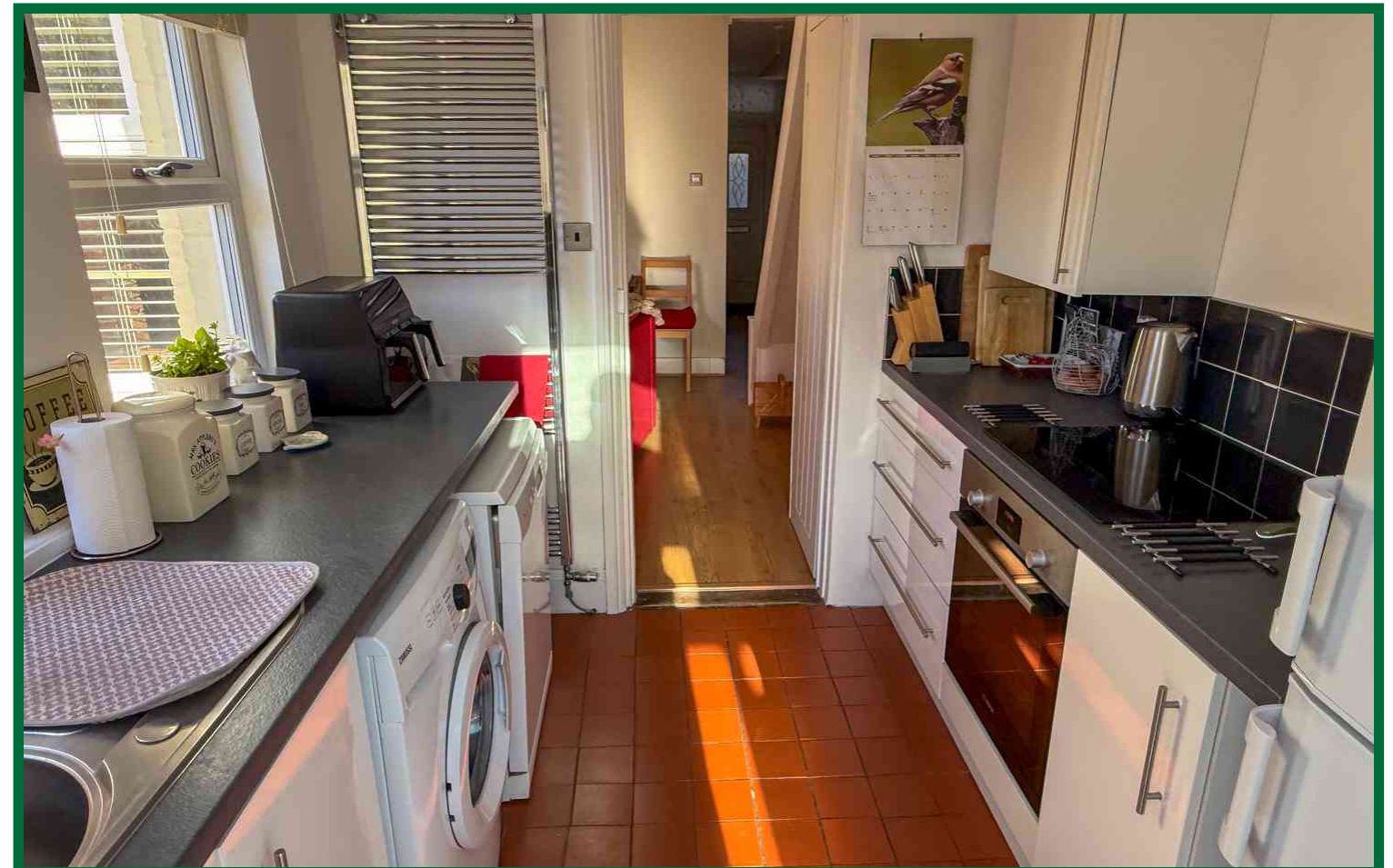
- Victorian terrace house
- Solar panels
- Lounge with fire place
- Two Bedrooms
- South facing garden
- Gas central heating
- EPC rating - B
- Parking
- Close to town centre

A delightful two-bedroom home offering character, comfort, and convenience. Situated on a quiet no-through road, this property enjoys peace and privacy while being just a short stroll from Newbury town centre. With its charming fireplaces, practical layout, and south-facing garden, it's an ideal choice for professionals, couples, or small families seeking a well-presented home close to local amenities.

Inside, the property boasts two inviting reception rooms: a front lounge with a feature fireplace, perfect for cosy evenings, and a middle lounge/dining room with a second working fireplace, ideal for entertaining or family meals. The kitchen is well-appointed and leads to a useful utility room at the rear, providing extra storage and practicality.

Upstairs, you'll find two generously sized bedrooms and a modern bathroom, offering comfortable living space throughout. Externally, the home benefits from off-road parking and a private, low-maintenance south-facing garden – a sunny retreat for relaxing outdoors.

The location is particularly appealing, with the road recently closed to through traffic, ensuring a quieter environment while still being moments away from shops, restaurants, and transport links. Available at the end of January for £1,350 per month, this property combines period charm with modern convenience in one of Newbury's most sought-after settings.

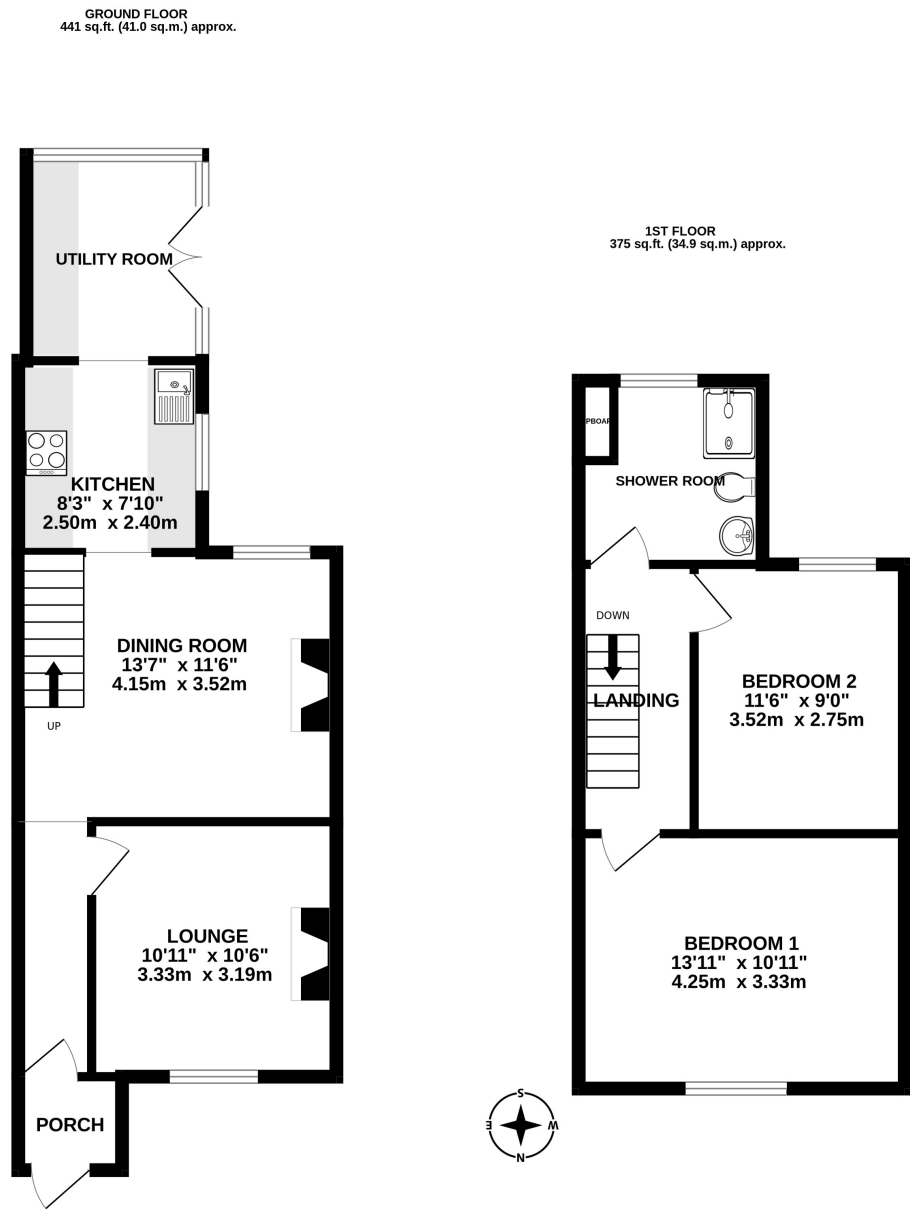






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	88
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

- **Electricity:** Mains Supply.
- **Heating:** Gas.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C



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14 The Broadway Newbury Berkshire RG14 1BA  
sales@cricketts.co.uk www.cricketts.co.uk T:01635 43333  
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