



92 Kings Road Road Newbury Berkshire RG14 5RG

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Guide Price £325,000 Freehold

Beautifully presented Victorian terraced cottage located in a convenient and quiet private road to Newbury town centre, within a short walk of all its amenities such as shops, supermarkets, doctors, dentists, restaurants, banking, primary and secondary schools. Additionally, close by are transport links of a mainline railway station within walking distance plus easy access to connect to the M4 & A34 road networks.

Located in a popular location on a no through road, boasting a recently fitted and well-equipped Shaker-style Kitchen with quartz worktops leading onto a private low maintenance Garden, the Sitting Room is comforted by a wood-burning stove plus there is a separate Dining Room. The well furnished Bathroom is on the Ground floor. On the first floor, there are Three Bedrooms and a Loft Room on the second floor. Outside is a private non overlooked rear Garden with a rear pedestrian gate. To the front of the property across the road is an Allocated Parking Space. Gas radiator central heating and double glazing throughout.

Directions: Leave Newbury on the Robin Hood roundabout proceeding south on the A339. Upon reaching the roundabout take the first left into Mill Lane. Proceed around the bends then turning right into Boundary Road. At the top turn right into Kings Road. Proceed straight over the mini roundabout and the property will be found on the right hand side.



Council Tax Band: C £2156.19 pa

Nearest Bus stop: Kings Road 0.1 km

Nearest Train station: Newbury 0.4 km



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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