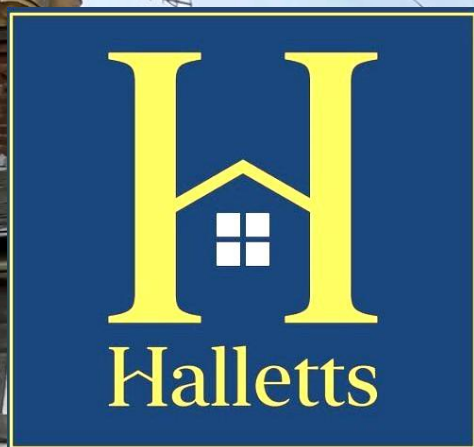




6 Denmark Road Newbury Berkshire RG14 5SR

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Guide Price £337,500 Freehold

Beautifully presented Victorian terraced cottage located in a convenient and quiet private road close 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, nearby are transport links to a mainline railway station, with easy access within a five-minute radius to connect to the M4 & A34 road networks.

The cottage has been extensively modernised throughout to an exceptionally high standard. The Sitting Room is comforted by a Victorian cast iron and tiled fireplace, plus a separate Dining Room leading into a 16' Fully fitted Kitchen. On the first floor, there are Two Bedrooms and a Bathroom. Stairs lead from the Landing to a fabulous Loft Room. Outside is a private, non-overlooked east-facing Courtyard Garden with a rear pedestrian gate. To the front of the property is a bespoke Office Studio, fully insulated with exterior composite cladding. In front of this is a two-car driveway. Gas radiator, central heating and double glazing throughout.

Viewing Highly Recommended

Offered with No Ongoing Chain

Directions: Leave Newbury on the Robin Hood roundabout, proceeding south on the A339. Upon reaching the roundabout, take the second left onto Kings Road. Denmark Road is on the left, and the property will be found on the right.

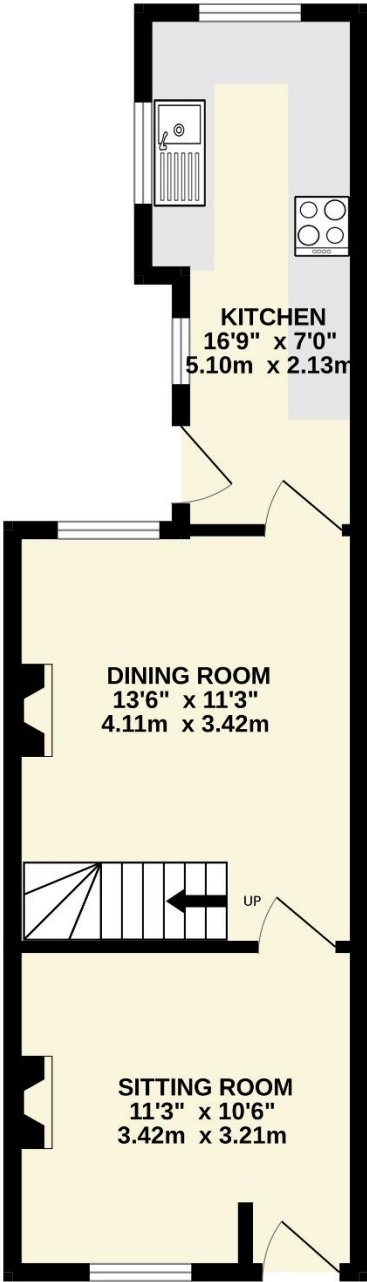


Council Tax Band: C £2156.19 pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



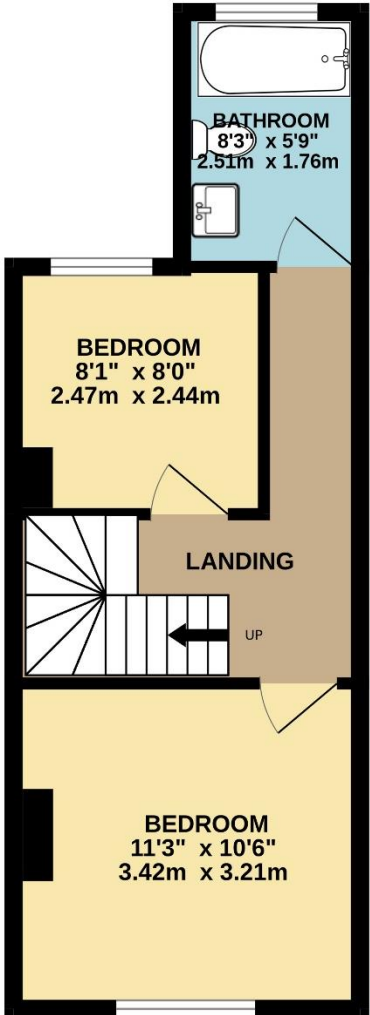
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



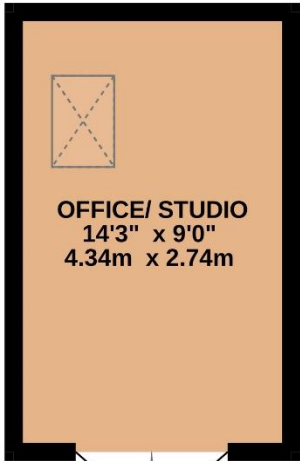
TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

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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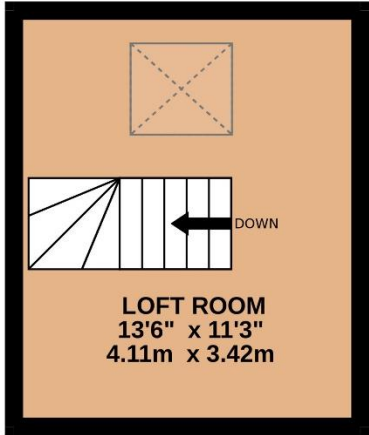
1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



OUTSIDE
128 sq.ft. (11.9 sq.m.) approx.



2ND FLOOR
151 sq.ft. (14.0 sq.m.) approx.



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

