



98 Cromwell Road Newbury Berkshire RG14 2HW



# **98 Cromwell Road Newbury Berkshire RG14 2HW**

**Price Guide £200,000 Freehold**

**A rare opportunity to find a unique mid terraced property which can offer flexible living with superb ground floor accommodation plus a first floor second Bedroom. Located on the northern edge of Newbury yet within easy walking distance of the town centre. Tucked away off a small driveway and benefitting from a large 90' west facing Garden. To the front there is Driveway Parking Spaces for two vehicles.**

**The property is in need of some redecoration.**

**The property comprises on the Ground floor, Entrance Hall, Sitting Room, Kitchen/ Breakfast Room, Bedroom and Bathroom. On the first floor there is a second Double Bedroom. UPVC Double Glazing and Gas radiator central heating. Easy access to A34 & M4 connections. A few minutes walk of both primary and secondary schools.**

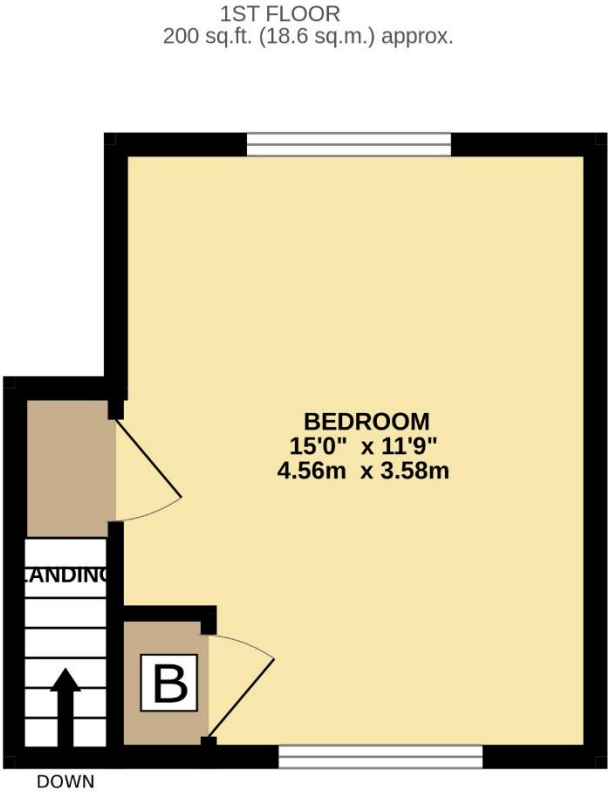
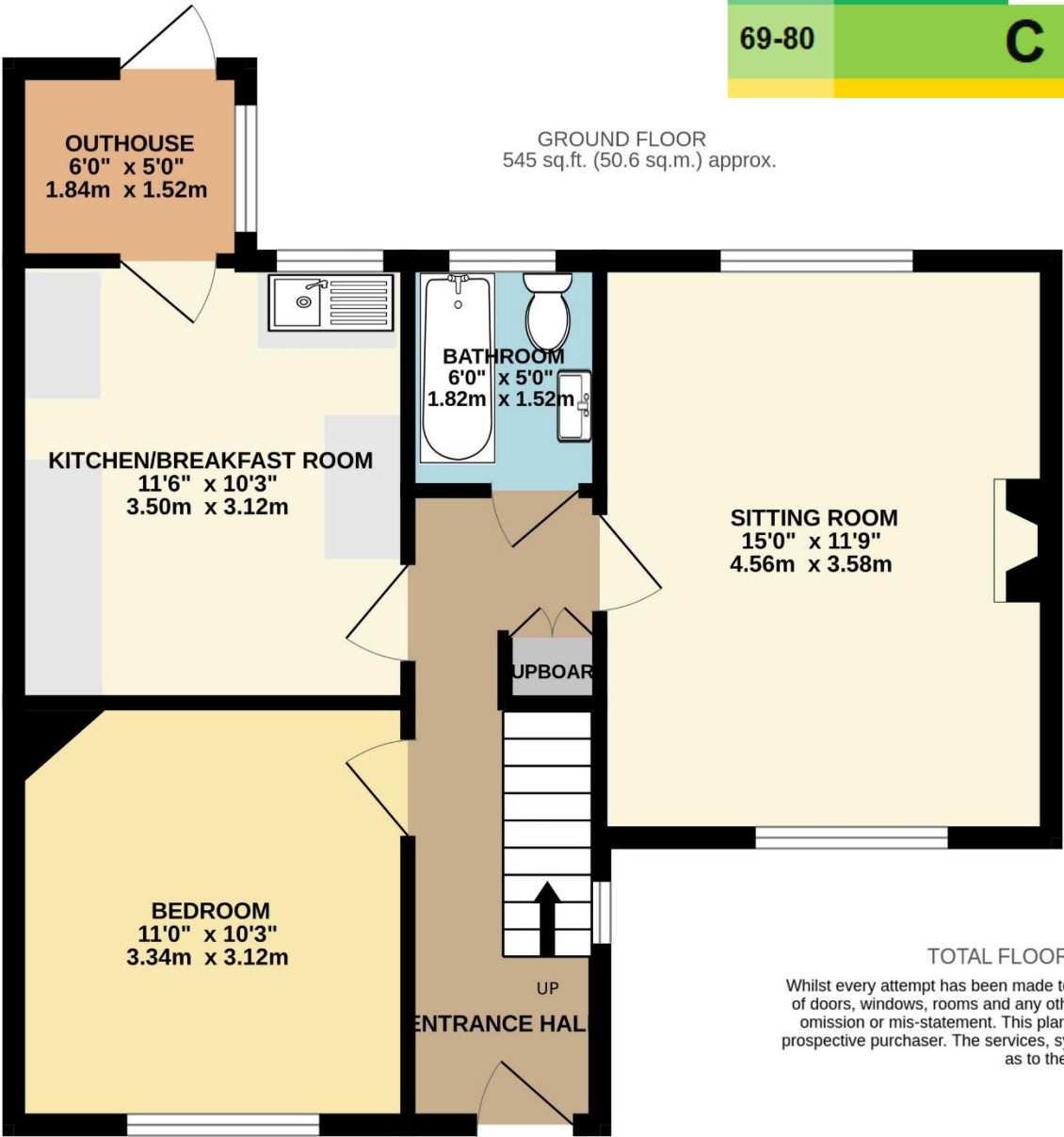
**Offered with No Ongoing Chain**

**Directions From the Robin Hood roundabout proceed onto the Shaw Road towards Hermitage. At the mini roundabouts turn right onto Kiln Road. Take the fourth turning left into Cromwell Road. Proceed to the bottom then turn left and then on the bend turn right and the property will be found on the left.**



Council Tax Band: B £1886.67 pa  
Nearest Bus stop: Long Lane 0.2 km  
Nearest Train station Newbury 1.9 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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**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**



