



4 Newport Road Newbury Berkshire RG14 2AR

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Price Guide £425,000 Freehold

A spacious and thoughtfully extended three-bedroom semi-detached home located within a stone's throw of Newbury town centre and train station.

The property has been tastefully decorated throughout with family-sized accommodation. Comprising Entrance Hall, 24' Sitting/ Dining Room with Wood burning Stove and double doors onto the rear Garden, 17' Kitchen/Breakfast Room. On the first floor, there are three Bedrooms plus a recently refitted Family Bathroom. Outside is a secluded, neatly lawned garden with a decked patio area. Excellent driveway parking in front of the property, plus a timber-built garage and further Parking to the rear of the property with access into the rear Garden. UPVC double-glazed windows and gas-fired radiator central heating. Easy access to A34 & M4 connections. A short walk to both primary and secondary schools.

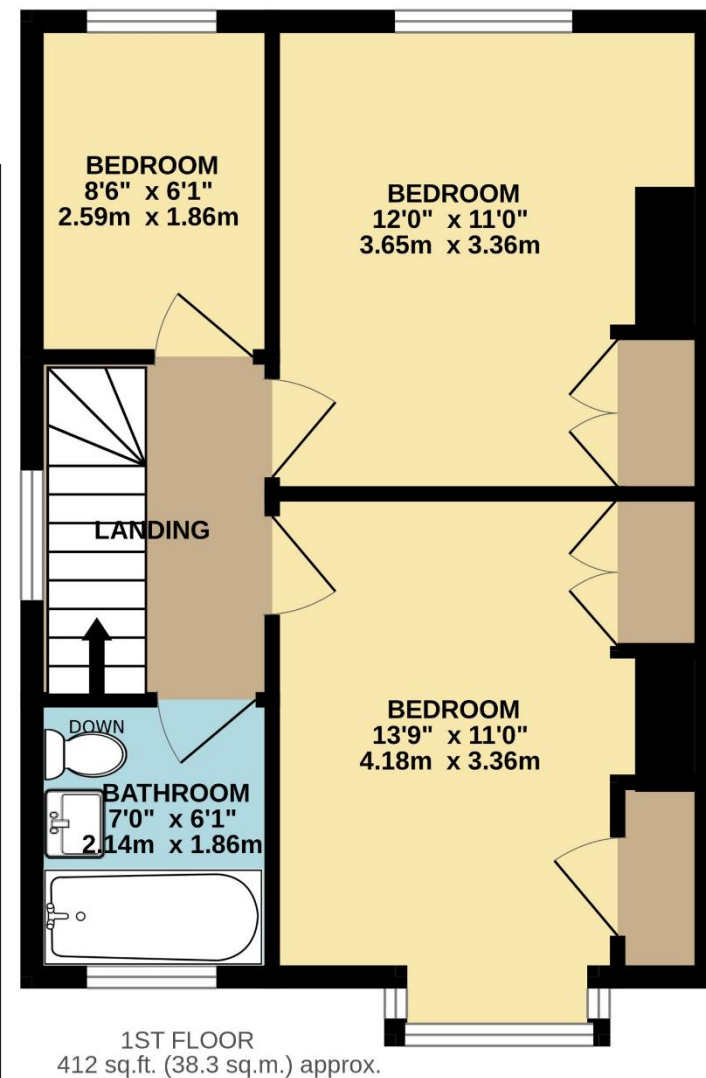
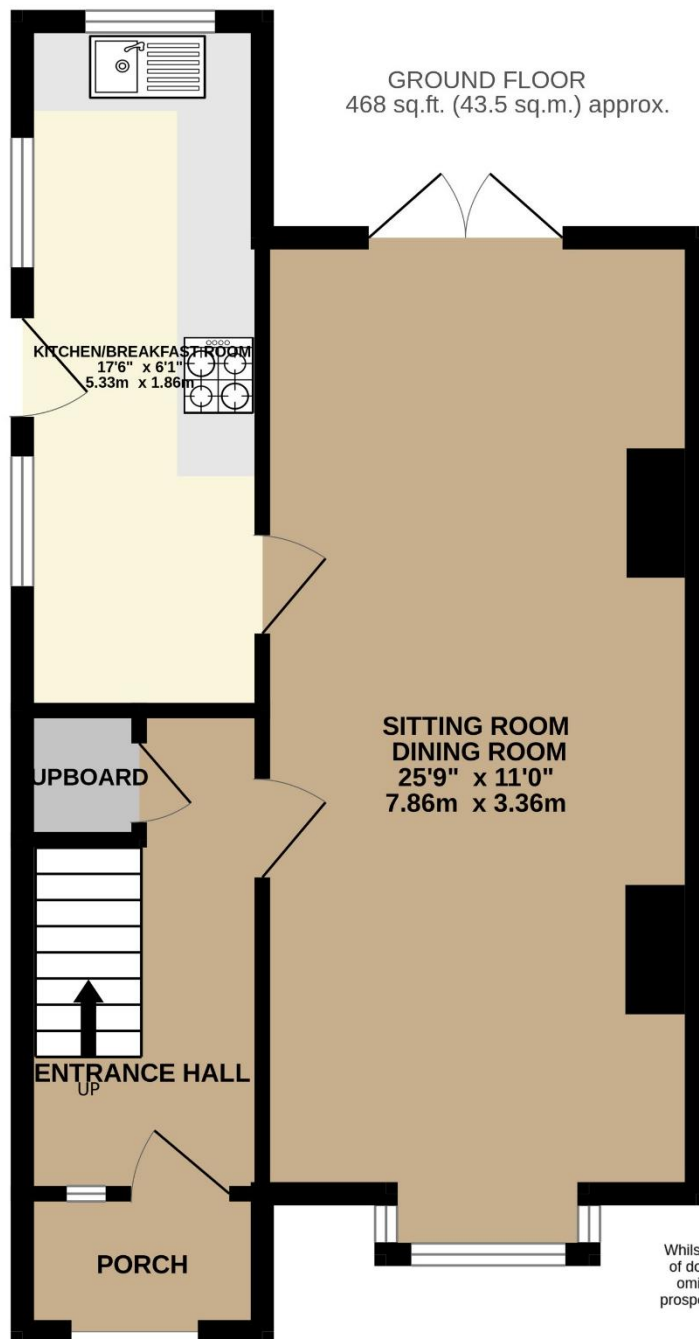
Internal Viewing is Highly Recommended

Directions: From the Robin Hood roundabout, take the exit signposted A4 Thatcham and Reading. Newport Road is the first turning on the left, and the property is a short distance along on the right-hand side.



Council Tax Band: C **£2156.19 pa**
Nearest Bus stop: London Road **0.0 km**
Nearest Train station: Newbury **1.1 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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

