

**23 CROFT ROAD  
NEWBURY**



**Marshall**

Estate Agents

## 23 Croft Road

Newbury, Berkshire, RG14 7AL

£375,000

Approximately 1.1 Miles to Newbury  
Railway Station

Approximately 5.1 Miles to M4 J13

Approximately 2.7 Miles to A34

- Freehold
- Semi-Detached House
- Sought After Residential Area
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Rear Lobby & Store Room
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Garage & Driveway
- Good Sized Garden
- No Onward Chain



### Situation

Newbury is a pretty market town well renowned for its racecourse, situated on the banks of the River Kennet. The Kennet and Avon canal runs through the town. The town centre itself has a range of national and independent retailers, supermarkets, restaurants, a weekly market and the Corn Exchange, which has regular plays and concerts. Both the town centre and surrounding countryside offer a wide range of leisure and sporting facilities, such as the Watermill Theatre and a choice of three golf courses within very close proximity. There are also well know Michelin star restaurants nearby such as The Woodspen and the well renowned Vineyard at Stockcross. Newbury is superbly situated approximately an hour by road from London and Bristol on junction 13 of the M4. Approximately 45 minutes from both Oxford and Southampton on the A34. Newbury also has a mainline railway station with fast trains to London (Paddington) in approximately 40 minutes.





### **The Property**

A well designed semi-detached house located in a sought after residential area.

This lovely home would benefit from some general updating and is offered for sale chain free.

On the ground floor the accommodation includes a double aspect Sitting room and a good sized Kitchen/ Dining room with a door leading out to a 'Lean to' and a useful store room.

Upstairs, three generously proportioned Bedrooms are served by a separate Bathroom.

Gas central heating is the finishing touch.

### **Outside**

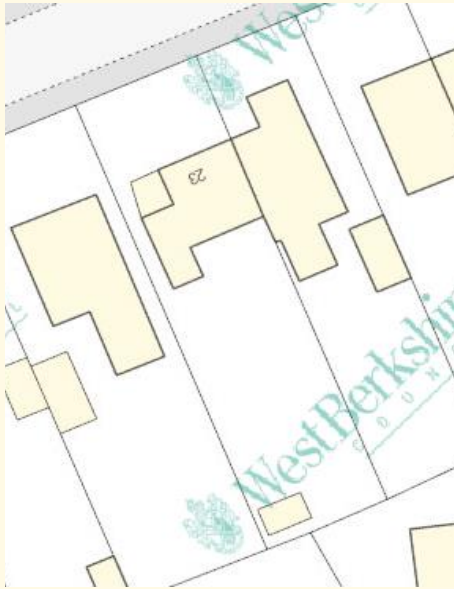
To the front there is a neatly lawned garden and a driveway leads to the adjoining single garage.

To the rear there is a mature garden approximately 70' in length and laid mostly to lawn over two levels.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

#### Services

Mains Water & Drainage

Mains Electricity

Mains Gas

Council Tax Band: D

What 3 Words Location: ///update.direct.front



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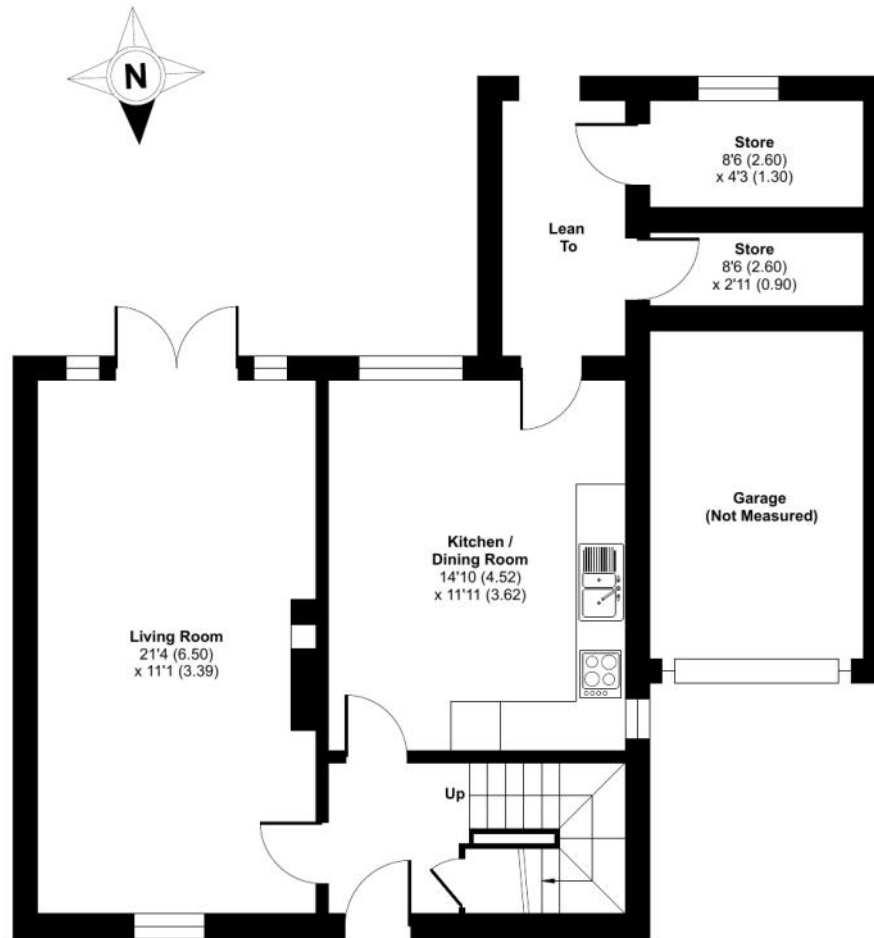
## Croft Road, Newbury, RG14

Approximate Area = 1002 sq ft / 93 sq m (excludes garage & lean to)

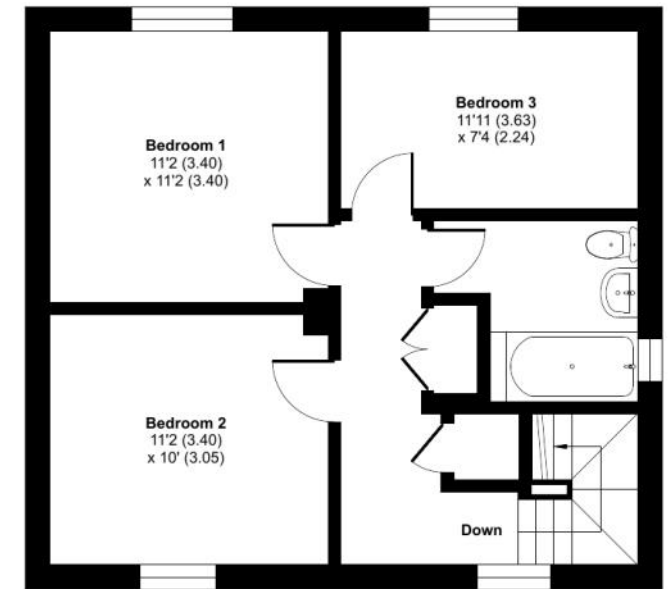
Outbuildings = 61 sq ft / 5.6 sq m

Total = 1063 sq ft / 98.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for Marshall Estate Agents Ltd. REF: 1386469



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