



Brunsd
ASSOCIATES 

245 Andover Road, Wash Common, Newbury, RG14 6NJ

Guide Price: £1,500 – TO LET

Available immediately – suitable for professional couple or family. No Pets. No Smokers.

A stunning four bedroom detached property recently modernised with two reception rooms, conservatory, newly fitted kitchen, refitted bathroom & cloakroom and new flooring throughout. There is also a new electric boiler providing central heating to radiators. The property is situated in a prime location to the south of Newbury within popular school catchment areas.

Entrance hall, cloakroom, study, refitted kitchen with integrated dishwasher & fridge/freezer, spacious reception room, conservatory, utility area, four bedrooms, re-fitted bathroom, garage & driveway parking, mature gardens

OUTSIDE

The front garden is open plan and mainly laid to lawn with mature shrubs and trees. There is a driveway to the side providing off road parking for several vehicles leading to the garage with up and over door, and two personal doors. The rear garden is mainly laid to lawn with a variety of mature shrubs and trees.

LOCATION

Wash Common is a sought after area to the south of the town with good Primary and Secondary Schools, being in walking distance of Falkland Primary and also both Park House and St. Bart's. There is a small parade of shops for everyday needs nearby and also a health centre, dental surgery and library. About 2 miles to the north is Newbury town centre which has a vast array of shops, hotels, restaurants, public houses, a racecourse, golf courses and leisure facilities. Communications are excellent with main line station into London Paddington in under an hour. The A34 is about 1 ½ miles away.

DIRECTIONS

From Newbury follow the signs for the A343, Andover Road, once on this road proceed up the hill and straight over the twin mini-roundabouts remaining on Andover Road. The property will be found on the left hand side just after Park House School easily identified by the Brunsdens 'For Sale' board. From the A34 follow the Bypass taking the exit signposted Wash Common and turn left on the Andover Road follow the road up the hill and after passing into the 30 mile limit the property will be found on the right hand side, easily identified by the Brunsdens 'For Sale' board.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band F** with tax payable of **£2,442,32** for the period 2017/2018.

Admin Fee £125 per applicant non refundable . Deposit 1.5 months rent (£2,250). A £500 holding deposit is usually required to secure the property.

SERVICES

Electricity, mains water and drainage. Electric central heating to radiators.

VIEWING

By strict appointment with the vendors Sole Agents Brunsdens Associates **01635 255501** property@brunsden.com

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdens Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.





Energy Performance Certificate



245, Andover Road, NEWBURY, RG14 6NJ

Dwelling type: Detached house
 Date of assessment: 03 November 2016
 Date of certificate: 04 November 2016

Reference number: 9240-2887-7897-9206-8371
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 122 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,713
Over 3 years you could save	£ 963

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 294 over 3 years	£ 210 over 3 years	
Heating	£ 3,615 over 3 years	£ 3,018 over 3 years	
Hot Water	£ 804 over 3 years	£ 522 over 3 years	
Totals	£ 4,713	£ 3,750	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

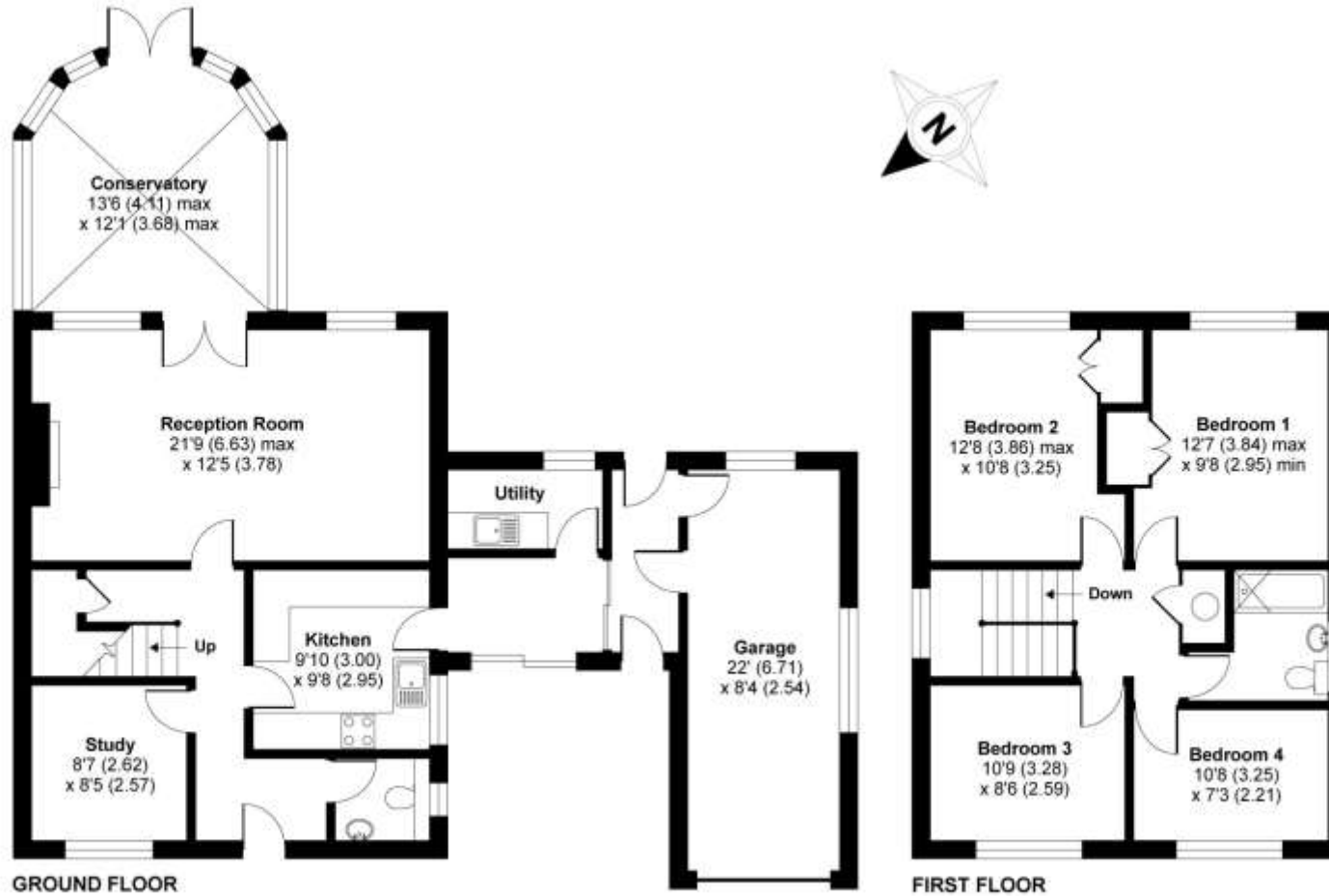
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 324	
2 Low energy lighting for all fixed outlets	£20	£ 63	
3 Heating controls (time and temperature zone control)	£350 - £450	£ 300	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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APPROX. GROSS INTERNAL FLOOR AREA 1727 SQ FT 160.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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