



**Brunsd**  
ASSOCIATES 

123 Andover Road, Newbury, Berkshire RG14 6JJ

**Guide price: £ 575,000 – Freehold.**

**Built in the 1950's a large individual three bedroom detached home retaining some original features requiring complete modernisation situated in a desirable residential road within favoured school catchment areas**

**Entrance lobby, large entrance hall, kitchen/breakfast room, dining room, rear lobby leading to garden room, sitting room with open fireplace, cloakroom, three double bedrooms, bathroom, detached garage, lovely large garden and total plot extending to approximately 0.25 acres.**

#### **THE PROPERTY**

Believed to have been built for the Whitehorn family this impressive detached house offers light and spacious accommodation throughout with potential to improve and extend (STP). There is a spacious entrance hall, generous dual aspect sitting room with open fire and patio doors opening to the rear garden, separate dining room, rear lobby leading to the garden room, cloakroom and kitchen/breakfast room on the ground floor. Complimented by three double bedrooms and family bathroom on the first floor.

#### **OUTSIDE**

To the front is an extensive driveway providing off road parking for several vehicles leading to the garage which is detached and set to the side of the property. There is side access to the large and sunny rear garden with paved patio area leading to the generous lawn bordered by flower beds with a variety of mature plants and trees. Total plot approximately 0.25 acres.

#### **DIRECTIONS**

From Newbury head South on the A343 Andover Road and proceed up the hill. The property will be found on the left hand side just before the speed camera on the right.

#### **THE LOCATION**

Andover Road is a sought after area to the south of the town with good Primary and Secondary Schools. The house is within good catchment areas for favoured schools, John Rankin 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 1.5 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 2 miles away with access to the M4 & M3.

#### **COUNCIL TAX**

We are advised by West Berkshire Council that the property is in Band F with tax payable of £2,682.00 for the period 2019/2020.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates Tel: 01635 255501

Website: [www.brunsdon.com](http://www.brunsdon.com) Email: [property@brunsdon.com](mailto:property@brunsdon.com)

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon 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. **NB.** Some older properties may have asbestos bearing materials, please rely on your surveyor's advice





# Energy Performance Certificate



HM Government

**123, Andover Road, NEWBURY, RG14 6JJ**

**Dwelling type:** Detached house  
**Date of assessment:** 22 May 2019  
**Date of certificate:** 23 May 2019

**Reference number:** 2028-1061-7205-6141-6990  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 137 m<sup>2</sup>

**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:** **£ 7,815**  
**Over 3 years you could save** **£ 4,209**

Estimated energy costs of this home		Potential future savings	
	Current costs	Potential costs	
Lighting	£ 249 over 3 years	£ 252 over 3 years	
Heating	£ 6,600 over 3 years	£ 3,129 over 3 years	
Hot Water	£ 966 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 7,815</b>	<b>£ 3,606</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

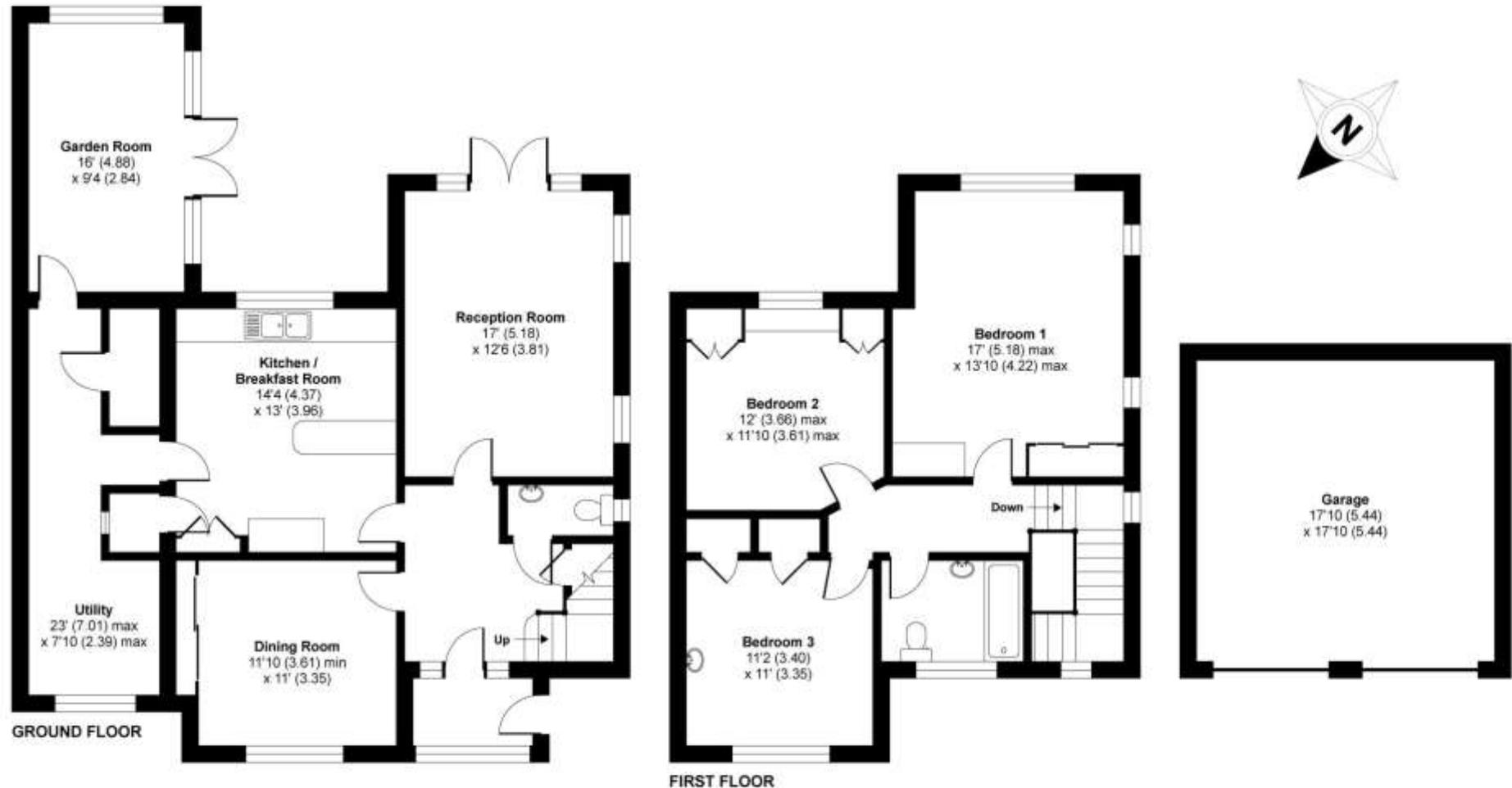
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 408
2 Cavity wall insulation	£500 - £1,500	£ 798
3 Internal or external wall insulation	£4,000 - £14,000	£ 522

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

# 123 Andover Road, Newbury, RG14 6JJ

APPROX. GROSS INTERNAL FLOOR AREA 2111 SQ FT 196.1 SQ METRES (INCLUDES GARAGE)



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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