



Brunsd
ASSOCIATES 

124 Russell Road, Newbury, Berkshire, RG14 5JU

Guide Price: £349,950 – Freehold

A very spacious end of terrace period property offering flexible accommodation set in the sought after West Fields area within St Bartholomew's school catchment, providing easy access to the town centre and train station. No onward chain.

Living room with feature fireplace, dining room, kitchen, utility area, inner lobby, bathroom, study/bedroom 4, three double bedrooms, shower room, enclosed south facing rear garden, off street parking has been applied for

THE PROPERTY

This charming and sunny three/four bedroom property benefits from two reception rooms, both with exposed wooden floor boards leading to the modern fitted kitchen with useful utility area off. There is an inner lobby with shelving and door to the family bathroom which is fitted with a white suite comprising P-shaped bath with shower over, low level WC and part-tiled walls. There is also a further reception room/bedroom 4 which is dual aspect and south facing. Stairs from the dining room lead up to the first floor with doors to the three double bedrooms and separate shower room fitted with a white suite.

OUTSIDE

Gated side access with pathway leads to the rear garden which is mainly laid to lawn with a central circular paved area, bordered by flower beds with a range of mature shrubs. There is a gravelled area to the rear and double access gates. Off street parking has been applied for. The garden is southerly facing and fully enclosed.

LOCATION

The property is located within walking distance of the Town centre and railway station and also falls within the popular St Bartholomew's school catchment area. Easy road access to the A339 make all major routes easily accessible. Newbury mainline station offers trains to London Paddington (journey time approx 55 minutes). The Kennet & Avon canal is also close by providing access to the towpath and countryside for those who enjoy walking or cycling.

DIRECTIONS

From Newbury take the A339 heading South and turn right at the roundabout by Burger King on to the St Johns Road. Continue to the next roundabout and take the third exit, following the signs to the town centre. Proceed to the traffic lights and turn left onto Pound Street. After a short distance take the first turning on the right into Rockingham Road and turn left at the end into Craven Road. Take the second turning on the right into Chalfont Road proceed over the small crossroads and the property will be found on the left hand side. The property is the first on the corner as you turn into Russell Road.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band C** with tax payable of **£1,588.69** for the period 2018/2019.

SERVICES

Electricity, mains water and drainage. Gas central heating.

VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates. **01635 255501** property@brunnsden.com www.brunnsden.com

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunnsden 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



124, Russell Road, NEWBURY, RG14 5JU

Dwelling type: End-terrace house
 Reference number: 8907-5758-0229-3006-4483
 Date of assessment: 05 April 2018
 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 April 2018
 Total floor area: 97 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: **£ 2,967**
Over 3 years you could save **£ 864**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 195 over 3 years	
Heating	£ 2,358 over 3 years	£ 1,734 over 3 years	
Hot Water	£ 270 over 3 years	£ 174 over 3 years	
Totals	£ 2,967	£ 2,103	You could save £ 864 over 3 years

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

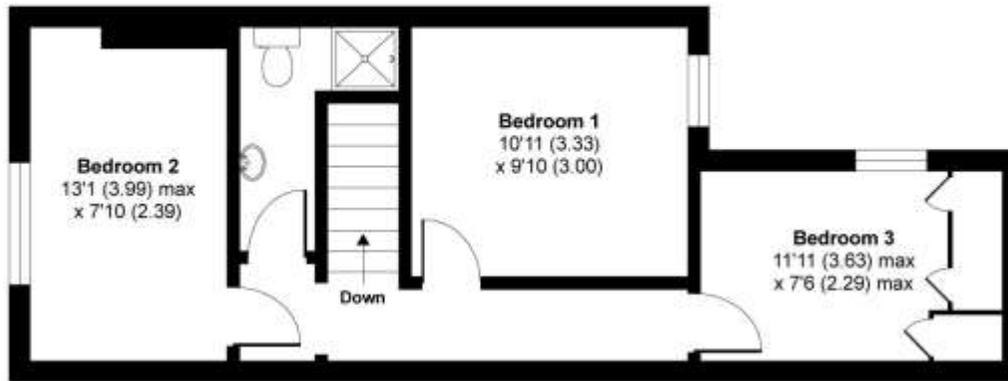
	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 441
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102
3 Low energy lighting for all fixed outlets	£30	£ 126

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

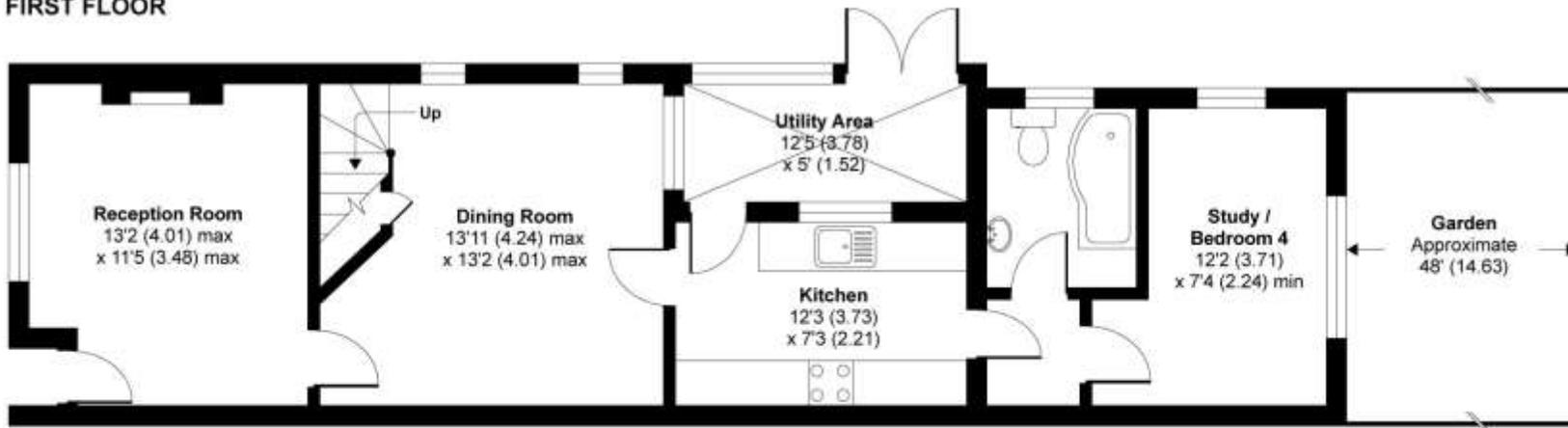
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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APPROX. GROSS INTERNAL FLOOR AREA 1121 SQ FT 104.1 SQ METRES



FIRST FLOOR



GROUND FLOOR

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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