



Brunsdan
ASSOCIATES 

64 Kingsbridge Road, Newbury, Berkshire, RG14 6EA

Guide Price: £459,950 – Freehold

A c.1920's three bedroom semi detached family home with original sash windows and high ceilings situated in a desirable residential area to the south west of Newbury

Entrance hall, reception room with wood burner, dining room with tiled and wood surround fireplace, open plan kitchen/breakfast/conservatory, three double bedrooms, family bathroom, separate timber cabin/office, garage (currently part boarded for use as an office), driveway, gardens front & rear

THE PROPERTY

This attractive semi-detached house is situated in a prime location ideal for young families for the favoured school catchments of John Rankin and St Bartholomew's. The property offers good size accommodation with two reception rooms both with stripped wooden floor boards. The kitchen/breakfast room is well planned with built-in units, wooden work surfaces over, inset Belfast sink and a quarry tiled floor which is open to the conservatory and overlooks the rear garden. On the first floor there are three double bedrooms two with built-in cupboards and the family bathroom. The original sash windows have secondary glazing and the kitchen and conservatory are double glazed.

OUTSIDE

The front garden is mainly laid to lawn with a small flower bed and retaining wall. There is a driveway to the side of the property with gated access to the detached garage (currently part boarded for use as an office but could easily be removed and re-instated as a garage). The rear garden has a paved patio with steps up to the lawn with decked area and separate insulated timber cabin/office with light and power. There is also a small tree and a range of mature shrubs and plants.

LOCATION

The best of both worlds close to lovely open countryside and playing fields on the western edge of Newbury yet within reasonable walking distance of Newbury town centre and railway station. A very favoured established residential location with excellent local schools and within easy reach of Newbury's excellent facilities.

DIRECTIONS

Leave Newbury via Pound Street which runs into Enborne Road heading West. Pass the old St. Bartholomew School on the left hand side and take the third left into Kingsbridge Road. The property will be found towards the end on the left 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 D** with tax payable of **£1,787.27** for the period 2018/2019.

SERVICES

Electricity, mains water and drainage. Gas central heating.

VIEWING

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



64, Kingsbridge Road, NEWBURY, RG14 6EA

Dwelling type: Semi-detached house

Reference number: 8807-6677-3029-8596-3693

Date of assessment: 13 June 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 13 June 2018

Total floor area: 109 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: **£ 3,531**

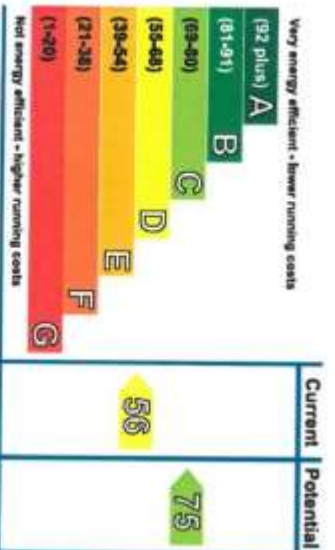
Over 3 years you could save **£ 834**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 3,027 over 3 years	£ 2,289 over 3 years	
Hot Water	£ 297 over 3 years	£ 201 over 3 years	
Totals	£ 3,531	£ 2,697	You could save £ 834 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 Flat roof or sloping ceiling Insulation	£850 - £1,500	£ 201
2 Cavity wall Insulation	£500 - £1,500	£ 417
3 Floor Insulation (suspended floor)	£800 - £1,200	£ 120

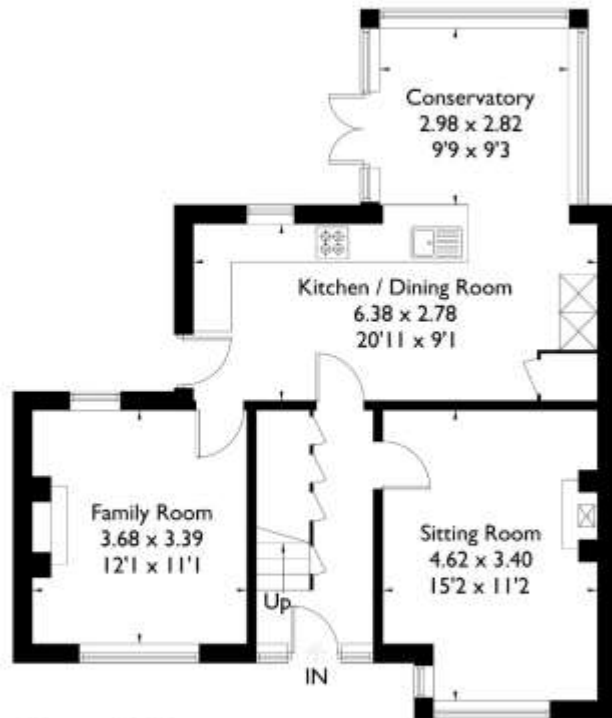
See page 3 for a full list of recommendations for this property.

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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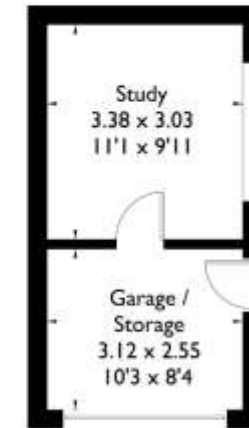
Approximate Gross Internal Area
House = 115.6 sq m / 1244 sq ft
Outbuildings = 25.4 sq m / 273 sq ft
Total = 141.0 sq m / 1517 sq ft



Ground Floor



First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 212571

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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