



Brunsd
ASSOCIATES 

7 Battery End, Wash Common, Newbury, RG14 6NX

Guide Price: £725,000 – Freehold

A detached Edwardian 5 bedroom home built in the 1920's retaining lots of character in an extremely popular road

Entrance hall, sitting room, dining room, study/playroom, cloakroom, kitchen/breakfast room, utility room, master bedroom with large en- suite shower, 4 further bedrooms, family bathroom, garden to front and large rear garden, single garage, off road parking and gas c.h

THE PROPERTY

A delightful character home with plenty of space for a growing family. There are 3 separate reception rooms on the ground floor all of a good size and the kitchen has room for a table and chairs. Upstairs the master bedroom has a lovely en suite with a double shower and 4 further generous bedrooms with a large family bathroom.

OUTSIDE

There is an attractive garden to the front of the property with wrought iron gate and path to the front door, a side access leads to the rear garden with a patio area, large lawn and mature shrubs and trees. Gravelled parking for 2 cars to the side. There is a single garage at the side.

LOCATION

Battery End is a lovely traditional quiet road close to the park and within walking distance of local schools. 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 from Newbury into London Paddington in under an hour. The A34 is approximately 1 ½ miles away.

DIRECTIONS

Leave Newbury via the A343 heading south on the Andover Road. Pass the Sainsburys Garage on the right, Battery End will be found immediately on the right hand side. No 7 is on the right a short distance down.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band F** with tax payable of **£2,341.81** for the period 2016/2017.

SERVICES

Mains water and electricity, mains 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



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7, Battery End, NEWBURY, RG14 6NX

Dwelling type: Detached house
 Date of assessment: 01 September 2016
 Date of certificate: 01 September 2016

Reference number: 0571-2899-6517-9206-0485
 Type of assessment: RDSAP, existing dwelling
 Total floor area: 164 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: **£ 5,781**

Over 3 years you could save **£ 1,989**

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 255 over 3 years	£ 255 over 3 years	
Heating	£ 4,890 over 3 years	£ 3,294 over 3 years	
Hot Water	£ 636 over 3 years	£ 243 over 3 years	
Totals	£ 5,781	£ 3,792	

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 Cavity wall insulation	£500 - £1,500	£ 753	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 240	✓
3 Hot water cylinder thermostat	£200 - £400	£ 276	✓

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 1923 SQ FT 178.6 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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