



Brunsd
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ASSOCIATES 

8 Normay Rise, Wash Common, Newbury, RG14 6RY

Guide Price: £525,000 – Freehold

A detached 4 bedroom family home in this ever popular area of south Newbury

Entrance hall, cloakroom, L- shaped sitting room, dining room, conservatory, kitchen, utility, master bedroom with en suite shower, guest bedroom with vanity unit, 2 further bedrooms, family bathroom, double garage, and mature good sized gardens

THE PROPERTY

On the market for the first time since new in 1976. A delightful Neo-Georgian detached home offering a good range of accommodation. Particular features are the mature garden and superb conservatory with Beechwood floor.

OUTSIDE

Good sized mature gardens to the side and rear patio. Well stocked with mature shrubs and trees. Double garage and off road parking for 3 cars.

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, provides a service to London Waterloo in about an hour.

DIRECTIONS

Leave Newbury town centre on the A343 Andover Road heading south. Climb the hill and go over the double mini-roundabouts. After about half a mile turn right into Conifer Crest. Proceed down the hill and bear to the right this is Normay Rise and No 8 will be found on the right hand side.

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 Brunsdon Associates. **01635 255501** property@brunsden.com www.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.





Energy Performance Certificate



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8, Normay Rise, NEWBURY, RG14 6RY

Dwelling type: Detached house
 Date of assessment: 22 March 2016
 Date of certificate: 22 March 2016

Reference number: 8616-7427-4830-4322-8922
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 118 m²

Use this document to:

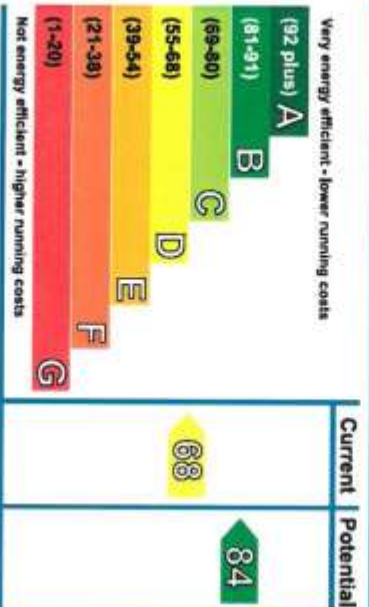
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,940
Over 3 years you could save	£ 729

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 210 over 3 years	
Heating	£ 2,094 over 3 years	£ 1,734 over 3 years	
Hot Water	£ 426 over 3 years	£ 267 over 3 years	
Totals	£ 2,940	£ 2,211	You could save £ 729 over 3 years

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

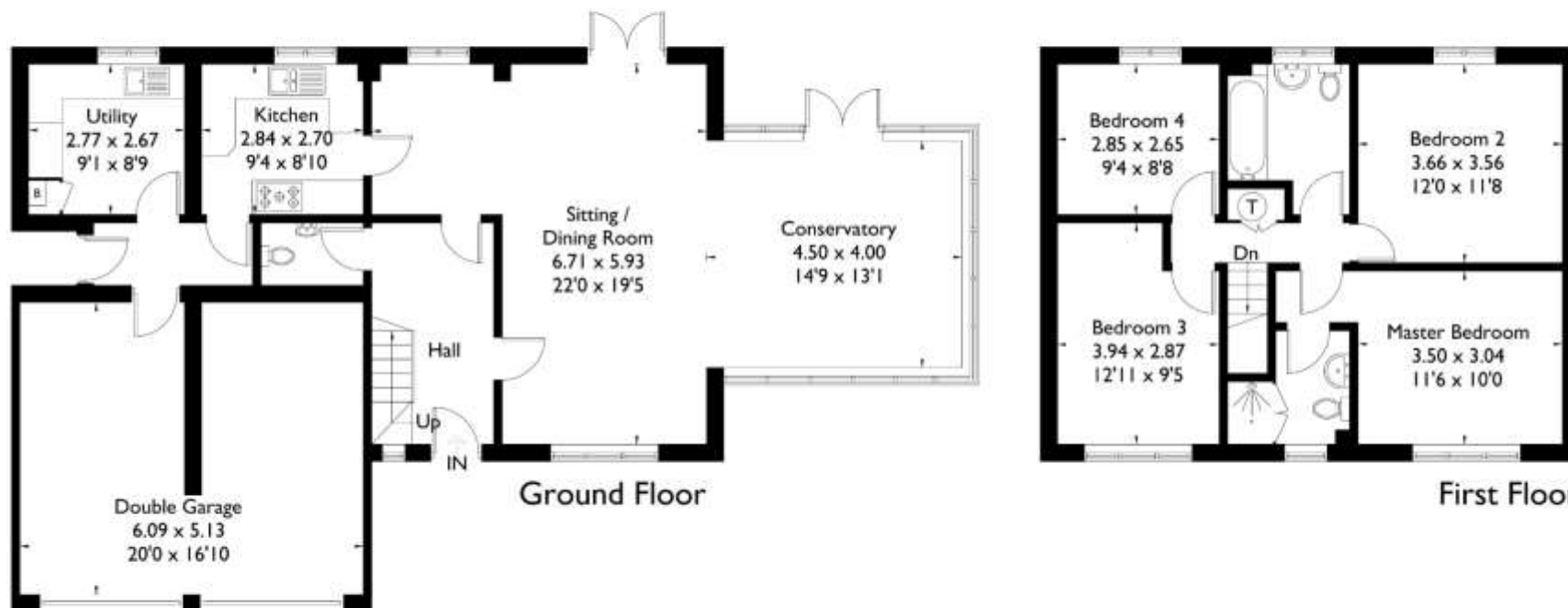
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 267	✓
2 Low energy lighting for all fixed outlets	£55	£ 180	
3 Solar water heating	£4,000 - £6,000	£ 150	✓

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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Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft
(Including Garage)



FLOORPLANZ © 2016 0845 6344080 Ref: 163212

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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