



**Bruntsden**  
ASSOCIATES 

9 Clare Walk, Wash Common, Newbury, Berkshire, RG14 6SS

**Guide Price: £300,000 – Freehold**

**A beautifully presented three bedroom staggered town house situated in a desirable residential area to the South of Newbury**

**Entrance lobby, cloakroom, reception room, kitchen/dining room, three bedrooms, family bathroom, south facing rear garden, garage, parking, gas central heating**

#### **THE PROPERTY**

This stylish family home has been modernised and finished to a high specification providing well presented accommodation throughout with a refitted cloakroom, reception room with bespoke built-in storage unit, modern well planned kitchen and separate dining area on the ground floor. There are two double bedrooms both with built-in storage, further single bedroom and bathroom fitted with a white stylish three piece suite on the first floor.

#### **OUTSIDE**

The garden to the front has a paved pathway to the front door with inset flower beds and mature shrubs. The rear garden is southerly facing with extensive decking for easy maintenance and well stocked with a variety of mature shrubs and plants. There is a personal door from the end of the garden into the garage with light and power. Side access gate to rear with a driveway providing off street parking for one car.

#### **LOCATION**

The property is located within the highly sought after Wash Common area to the South of Newbury within 3 miles of the town centre, yet close to the countryside for those who enjoy walking or cycling. There is also a parade of shops located close by. The area also provides easy access to major road links the A34, A339, M4 and M3. Newbury offers a good range of day to day shopping, banking and recreational facilities and there is a good train service to London Paddington. Wash Common has excellent infant, junior and secondary schools.

#### **DIRECTIONS**

From Newbury head South on the A339 turning right at the roundabout by Halfords onto St Johns Road and proceed to the next roundabout. Take the second exit onto A343 Andover Road and proceed up the hill. Turn right at the twin mini-roundabouts onto Essex Street. Follow this road along and round to the left taking the next turning on the left into Villiers Way and turn right into Meyrick Drive. Take the next turning on the right into Balfour Crescent and Clare Walk will be found after a short distance on the left hand side. The property will be found on the right hand side, easily identified by a Brunsdens 'For Sale' board.

#### **COUNCIL TAX**

We have been informed by West Berkshire District Council that the property is in **Band C** with tax payable of **£1,502.97** for the period 2017/2018.

#### **SERVICES**

Electricity, mains water, drainage and gas central heating.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdens Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdens.com](http://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



9, Clare Walk, NEWBURY, RG14 6SS

Dwelling type: Mid-terrace house  
 Date of assessment: 17 July 2017  
 Date of certificate: 18 July 2017

Reference number: 9338-2094-7203-5623-9970  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 80 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:** **£ 1,992**  
**Over 3 years you could save** **£ 357**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 1,365 over 3 years	£ 1,254 over 3 years	
Hot Water	£ 462 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 1,992</b>	<b>£ 1,635</b>	<b>You could save £ 357 over 3 years</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	Available with Green Deal
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 225	✓
2 Solar water heating	£4,000 - £6,000	£ 129	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882	✓

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.

# 9 Clare Walk, Newbury, RG14 6SS

APPROX. GROSS INTERNAL FLOOR AREA 1047 SQ FT 97.2 SQ METRES (INCLUDES GARAGE & EXCLUDES STORE)



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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