



Brunsdan
ASSOCIATES 

10 Marston Drive, Newbury, Berkshire, RG14 2SG

Guide Price: £255,000 – Freehold

A very smart two bedroom mid-terrace house with a garage and parking, situated in the popular Manor Park development

Refitted kitchen, cloakroom, living/dining room, two double bedrooms, re-fitted bathroom, garage & parking, landscaped rear garden with a summerhouse

THE PROPERTY

This beautifully presented property has been much improved by the current owners to provide a lovely family home. The accommodation comprises a refitted kitchen with Oak work surfaces over and tiled floor leading to the living/dining room with patio doors leading out to the garden and a cloakroom on the ground floor. Complemented on the first floor by two double bedrooms both with built-in cupboards and a refitted bathroom with an L-shaped bath and power shower.

OUTSIDE

There is a small open plan garden to the front of the property. The rear garden has been landscaped with a paved patio leading to the lawn and a further fenced area with steps down to a paved terrace with a Summerhouse/cabin ideal for use as an office or gym with light and power, (The summerhouse is included if purchased at the guide price). The single garage is set in a nearby block with tandem parking for two vehicles in front.

LOCATION

Newbury is a pretty market town which offers a comprehensive range of shopping, leisure and recreational facilities, direct rail links to London Paddington and has excellent road communications with easy access to the A4, A34 and M4 at junction 13.

DIRECTIONS

From Newbury head North on the A339 following the signs for the A4, Thatcham through the series of traffic lights. Once on this road proceed to the traffic lights by Hambridge Road and turn left onto Fir Tree lane and continue to the end. At mini-roundabouts turn right and then left into Manor Park and continue for some distance. Marston Drive is the fourth turning on the left hand side. Take the second turning on the left and the property will be found on the left.

COUNCIL TAX

We have been informed by West Berkshire Borough Council that the property is in **Band C** with tax payable of **£1,540.48** for the period 2018/2019.

VIEWING

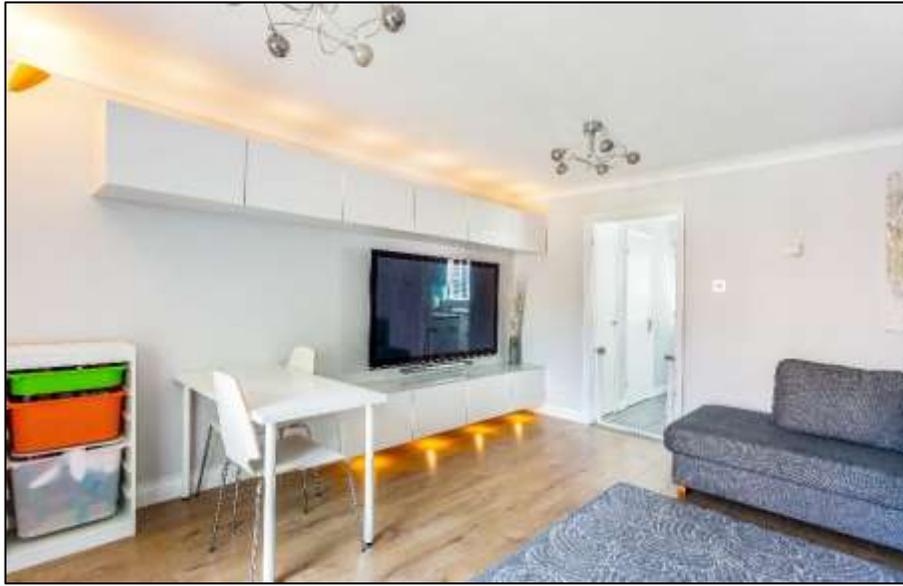
By strict appointment with the vendors Sole Agents Brunsdens Associates.

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. One of the vendors is known to the partners.

N.B. Some older properties may have asbestos bearing materials, please rely on your surveyor's advice.





Energy Performance Certificate



10, Marston Drive, NEWBURY, RG14 2SG

Dwelling type: Mid-terrace house
 Date of assessment: 13 June 2013
 Date of certificate: 13 June 2013

Reference number: 9278-4014-7206-0797-8980
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 57 m²

Use this document to:

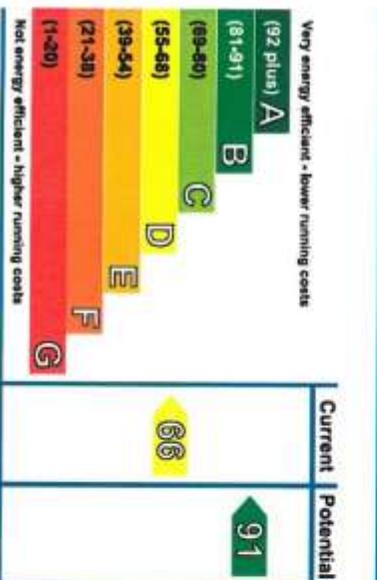
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing Improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,722**
Over 3 years you could save **£ 552**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 102 over 3 years	
Heating	£ 1,113 over 3 years	£ 882 over 3 years	
Hot Water	£ 414 over 3 years	£ 186 over 3 years	
Totals	£ 1,722	£ 1,170	You could save £ 552 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 Floor Insulation	£800 - £1,200	£ 87
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 27
3 Low energy lighting for all fixed outlets	£40	£ 78

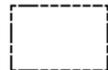
See page 3 for a full list of recommendations for this property.

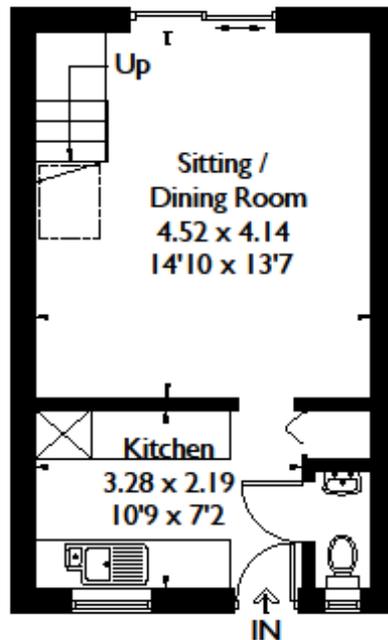
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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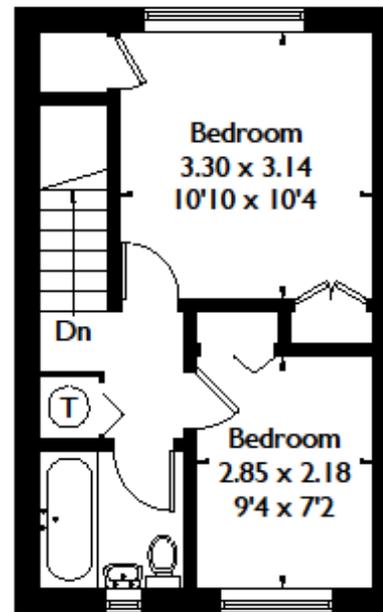
Approximate Gross Internal Area = 57.1 sq m / 615 sq ft
Garage = 13.5 sq m / 145 sq ft
Office = 5.0 sq m / 54 sq ft
Total = 75.6 sq m / 814 sq ft



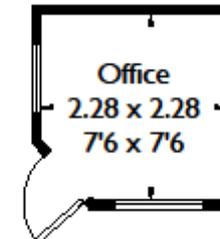
 = Reduced headroom below 1.5m / 5'0"



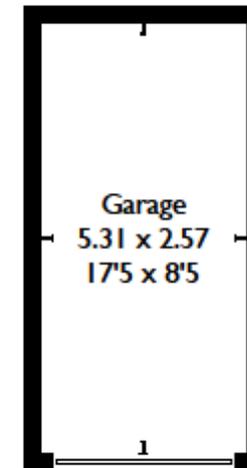
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 219099

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.