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Properties in West Berkshire and North Hampshire

Brunsdn
ASSOCIATES 

**25 SANDLEFORD LANE
NEWBURY
RG19 8XQ**



TO LET - £1,175 pcm + bills

**A SPACIOUS THREE BEDROOMED SEMI-DETACHED HOME
IN A VERY CONVENIENT LOCATION**

TO SUIT A PROFESSIONAL PERSON/COUPLE ONLY

AVAILABLE MID JANUARY

**Entrance Hall, Cloakroom, Sitting Room, Kitchen/Dining
Room, Bedroom with En-Suite Shower Room, Two Further
Bedrooms, Bathroom, Garden, Garage & Parking, gas
central heating**

DIRECTIONS

From the Town centre take the A339 south. At the top of the hill take the left turn towards the retail park. Continue over the roundabout for the retail park, over the roundabout for Tesco's and turn right at the next roundabout into Deadmans Lane. Follow the road round to the left into Sandford Lane and No 25 is the first house on the left hand side facing onto the road.

THE PROPERTY

Approximately 10 years old, the property has been well maintained and updated. Set in a very convenient location, Sandford Close is in walking distance of the retail park and Tesco's, whilst the station and town centre are a few minutes drive away (15 minutes walk to the station). The property is well laid out with a hall, cloakroom, living room with fireplace, kitchen/diner, master bedroom with an en suite shower room and 2 further bedrooms plus bathroom. To the rear of the property is a secluded garden with a good size terrace, a single garage which can be accessed from the garden plus additional parking.

ACCOMMODATION

ENTRANCE HALL

Coats hooks, radiator. Ceiling light, wood laminate floor. Doors to lounge and:

CLOAKROOM

White suite comprising low level W.C. wash hand basin, ceiling light, radiator, ceramic tiled floor.

LIVING ROOM 4.30m (14'1) x 3.66m (12') max

An attractive room with a deep bay window to front with fitted Sanderson blinds. Fireplace with marble surround and hearth, inset electric fire. Television aerial points, BT point, radiator, ceiling light, wood laminate flooring. Door to inner lobby with stairs to first floor and door to:

KITCHEN/DINING ROOM 4.80 (15'9) x 2.9m (9'6)

Range of high and low level lightwood units, worktop with single drainer 1¼ bowl stainless steel sink unit inset, integrated Electrolux electric oven with Electrolux gas hob and extractor over. Zanussi dishwasher, washing machine, Bosch fridge/freezer, water softener plus drinking tap. Dining area with French doors to rear garden, radiator. Spotlights in both kitchen and dining area, window overlooking rear garden, part tiled walls in kitchen area, ceramic tiled floor.

STAIRS GIVE ACCESS TO FIRST FLOOR LANDING

Ceiling light, window to side of property, hatch with access to loft, airing cupboard with hot water tank and immersion, pump for showers.

BEDROOM ONE 3.28m (10'9) x 3.0m (9'1)

Window to rear, ceiling light, built in double wardrobe, television aerial point, BT point. Door to:

EN SUITE SHOWER ROOM

White suite comprising pedestal wash basin, fully tiled shower area with fitted power shower, low level W.C. Part tiled walls, obscure glazed window to rear, radiator, recessed ceiling lights.

BEDROOM TWO 3.22m x (10'7) x 2.50m (8'3)

Window to front, ceiling light, radiator.

BEDROOM THREE/STUDY 2.23m (7'4) x 2.13m (7')

Window to front, ceiling light, radiator.

BATHROOM

White suite comprising panelled bath with power shower attachment over. Low level W.C., pedestal wash hand basin. Recessed ceiling lights, ceramic tiled floor, part tiled walls.

OUTSIDE

To the front of the house is a small border and iron railings with path to front door. Outside light.

REAR GARDEN

To the rear of the house the French doors open to a large terrace with good space for table and chairs/bbq etc. The remainder of the level garden is mainly laid to lawn with a small flower bed to one end. Further gravelled area to side of garage. The garden is bordered with a brick wall to one side and close board fence to the other. Outside tap and light. To the end of the garden is a pedestrian door accessing the rear of the garage plus a rear gate opening to a personal parking space.

GARAGE

Single garage with up and over door, light and power, boarded roof space with ladder, providing additional storage space.

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band D** with Council Tax payable of **£1,690.84** for the period **2017/18**.

VIEWING

By strict appointment with the vendors Sole Agents

Brunsdon Associates.

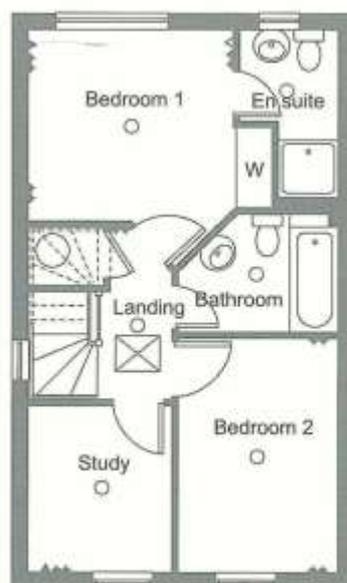
Tel: 01635 255501. Website: www.brunsdon.com

Admin Fee £125 per applicant non refundable. Deposit 1.5 months rent (£1,762.50) A £500 holding deposit is usually required to secure the property.

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.



Ground Floor



First Floor

Photos taken 2010/11



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
		71	78

England & Wales EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		Current	Potential
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
	G		
		71	78

England & Wales EU Directive 2002/91/EC