



The Old Joinery Ayres Lane, Burghclere, Newbury, RG20 9HG
01635 242040

lettings

Hambridge Road



£1,200 Per month

54 Hambridge Road, Newbury, Berkshire,
RG14 5TA



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Pet Friendly. A lovely two bedroom semi detached house close to the Racecourse station and only a short walk to Newbury Town Centre. The property comprises side access opening into the dining room and lounge. Steps lead down from the dining area to the kitchen with appliances and then onto the bathroom with shower over bath. A door leads from the kitchen to the large and very long rear garden. Stairs lead from the dining area up to two double bedrooms. Parking is off road in a dedicated area but not allocated. No smoking.



- Lounge
- Dining Room
- Kitchen
- Bathroom
- Garden
- Bedroom 1
- Bedroom 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	