




## BATH ROAD NEWBURY, RG20 8NR

£850 PCM

A one bedroom, spacious, furnished annexe conveniently situated in the hamlet Halfway, useful for nearby transport links. Accommodation comprises entrance porch, living room with gas fire, kitchen/breakfast room and utility room with downstairs cloakroom. Appliances included are hob, separate cooker, washing machine and fridge freezer. Upstairs there is a double bedroom with fitted wardrobes and en-suite shower room. There is double glazing and electric heating as well as parking for one car. This property is suitable for one person and no pets are allowed. Available early November.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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