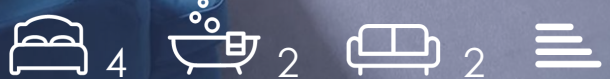




10 Battle Road
Newbury, Berkshire, RG14 6QU
£2,250 PCM



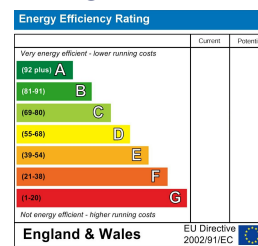
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.

- House
- Large Garden
- Driveway Parking Available
- Gas C/H
- 4 Bedrooms
- 2 Receptions



Located on a peaceful no through road in the popular Wash Common area of Newbury, this spacious, 4 bedroomed semi-detached property offers fabulous living throughout.

Front door leads to good sized lounge and extremely spacious kitchen/family room with integrated appliances including dishwasher, eye level top oven and main electric fan oven, induction hob and extractor. This large tiled floored room also has under floor heating and bifold doors opening out to private enclosed rear patio and lawned garden approx 80ft - 100ft long with small shed and side access.

The ground floor also offers a separate WC and separate utility which includes washing machine and separate tumble drier, stainless steel sink and storage cupboard.

The first floor boasts 4 good sized bedrooms with Master including en-suite (front aspect), further single bedroom (side aspect) and 2 double bedrooms overlooking the back garden. There is a modern fitted family bathroom with shower over bath. Large storage cupboards on the landing.

Outside the driveway is hardstanding/gravelled with enough space for 2/3 cars. Gas centrally heated throughout with UPVC double glazing. Good school catchment area and



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Gate House, 90 Bartholomew Street, Newbury, Berkshire, RG14 5DY
Tel: 01635 551911 Email: mail@girardlettings.co.uk www.girardlettings.co.uk