



2 Barnes Terrace St. Michaels Road

, Newbury, RG14 5PT

£1,350 Per Month



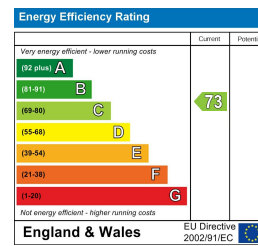
## Floor Plan



## 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.



Tucked away just off Bartholomew Street within the town centre and just a couple of minutes walk to Newbury train station lies this 3 storey terrace house.

Accommodation comprises front door to good sized lounge with modern kitchen off including space for fridge/freezer and washing machine (to be supplied by tenant).

Stairs to 1st floor lead to large Master bedroom and family bathroom with shower over bath.

On the 2nd floor there is a further double bedroom and a single bedroom

Outside the property benefits from unallocated off road parking for 1 car and permit parking (available from West Berks Council) on the road directly outside. PLEASE NOTE THAT THERE IS NO GARDEN WITH THIS PROPERTY.

**\*\*AVAILABLE IMMEDIATELY\*\***

EPC: Band C.  
COUNCIL TAX: Band C = £2,035.27 for 2024/25



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.

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