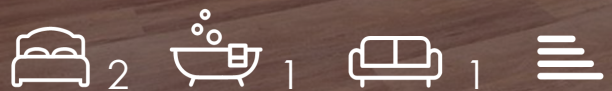


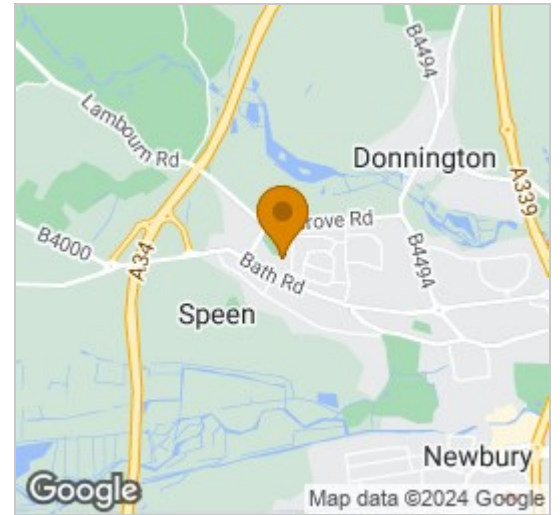
1 Penn Road  
Newbury, Berkshire, RG14 1UU  
£1,300 PCM



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

## 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.



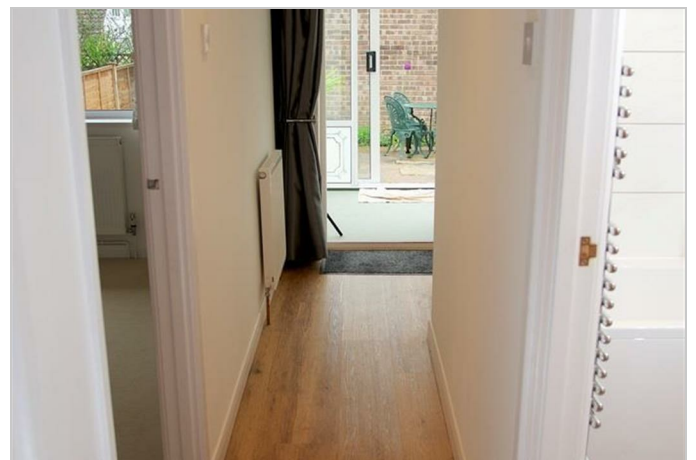
Located in a small cul-de-sac on the edge of Newbury, is this smart semi detached, two bedroom bungalow.

Accommodation comprises, large entrance porch, open plan living room and modern fitted kitchen, conservatory overlooking enclosed garden, double bedroom with built in wardrobes, further good sized bedroom and modern fitted bathroom.

This property offers excellent storage areas throughout and also benefits a separate office/studio/hobby room accessed via the garden. Externally there is driveway parking and a corner plot garden with patio and lawned areas.

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

EPC: Band C.  
COUNCIL TAX: Band C = £2,035.27 for 2024/25  
ENERGY: Mains electric - Mains Gas central heating.  
INTERNET & MOBILE: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).



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](mailto:mail@girardlettings.co.uk) [www.girardlettings.co.uk](http://www.girardlettings.co.uk)