

40 Braunfels Walk
Newbury, Berkshire, RG14 5NQ
£1,400 PCM



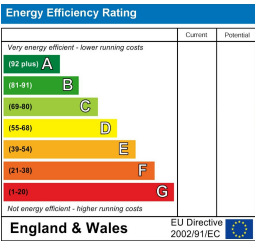
Floor Plan



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.



Tucked away in a quiet cul de sac close to the town centre, a larger than usual 2 bedroom house with spacious and versatile living, perfectly setup for a work at home lifestyle.

Within walking distance of the town centre and rail station, this property offers a large hallway with understairs storage cupboard. Spacious lounge/diner with patio doors to the enclosed back garden. Kitchen with fridge/freezer and electric oven.

Upstairs there is a landing with large airing cupboard, good sized master bedroom, a large study/dressing area suitable as a home office which leads into a double second bedroom. Bathroom with white suite and shower over bath.

Outside the property boasts a private driveway for 1 car and a single garage with access to the rear good sized, low maintenance enclosed garden with side gate.

AVAILABLE FROM 27TH JUNE - minimum term of 12 months.

EPC: Band D.
COUNCIL TAX: Band C = £2,156.19 for 2025/26.
ENERGY: Mains electric, Mains Gas Central Heating.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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