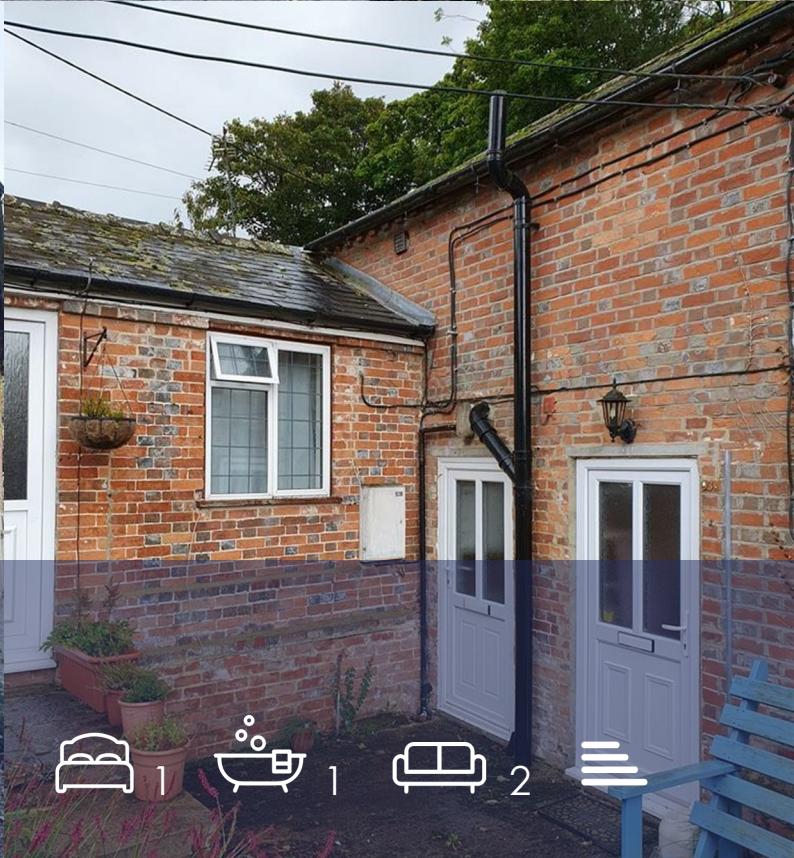
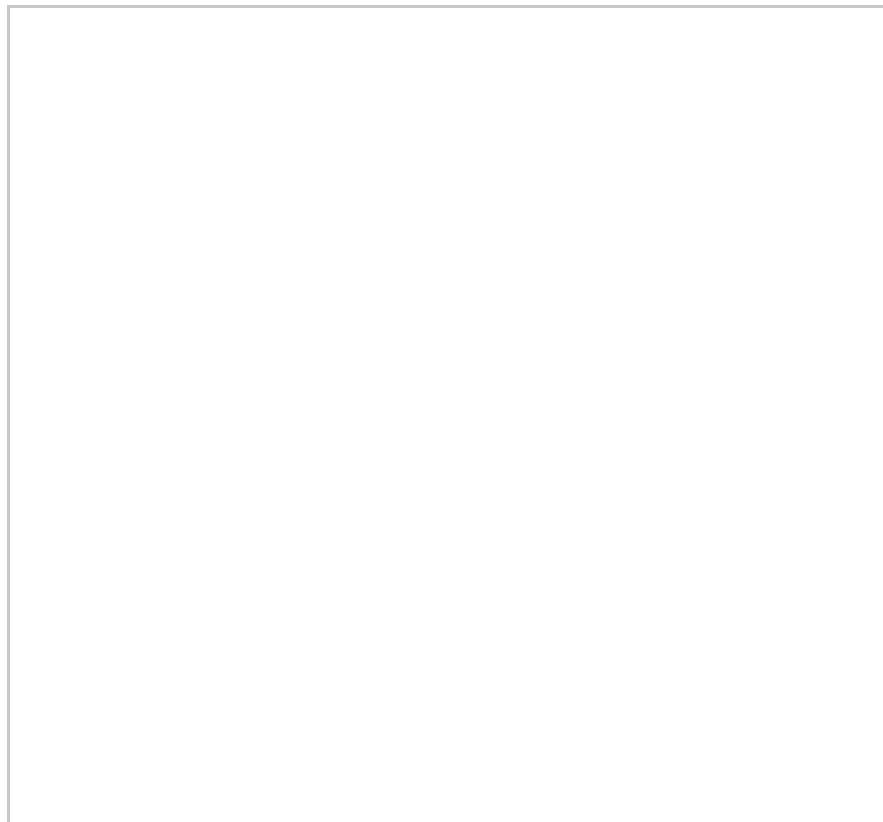




93b Winterbourne Road
Boxford, Newbury, RG20 8DR
£895 Per Month



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 the peaceful village of Boxford within 10 mins drive to Newbury town centre, tucked away in the corner of a terrace of 5 properties, lies this charming 1 bedroom cottage which has been freshly decorated and has new flooring throughout.

Ideal for single occupant living, front door leads to open plan kitchen/dining area with fridge freezer and cooker. Additional reception area to the side. Upstairs there is a good sized landing leading to large double bedroom and separate shower room.

Outside there is a large communal lawned garden and residents only off road car parking area.

Due to the communal garden and access to road, no dogs allowed but cats would be considered.

AVAILABLE IMMEDIATELY

Energy rating band E.
Council tax band C = £2,073.55 for 2025/26 period.
Mains electric, Electric heating throughout.



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.