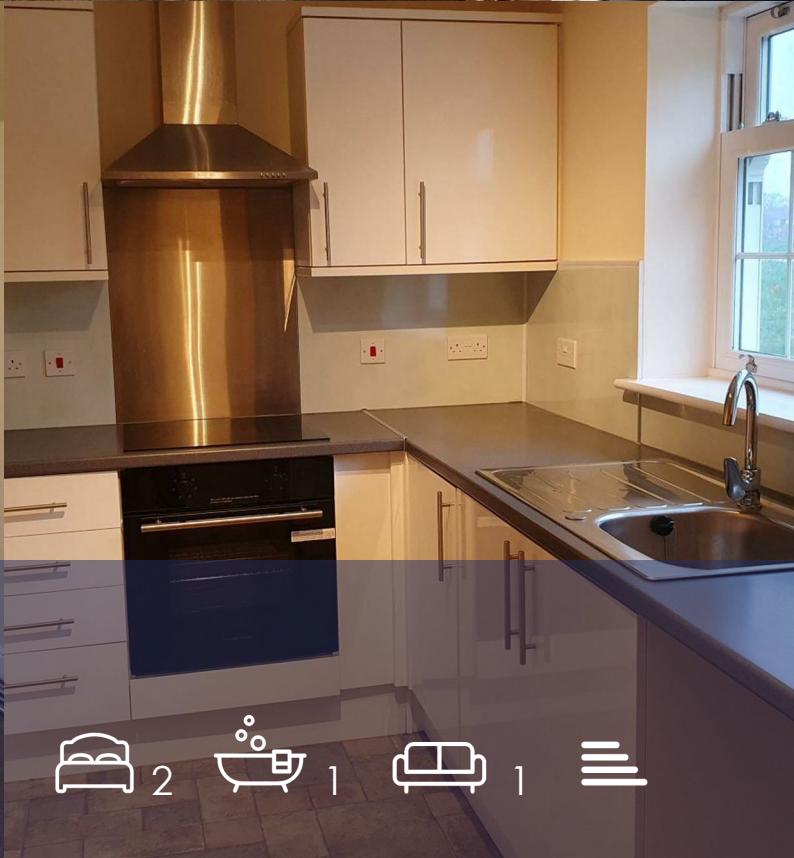
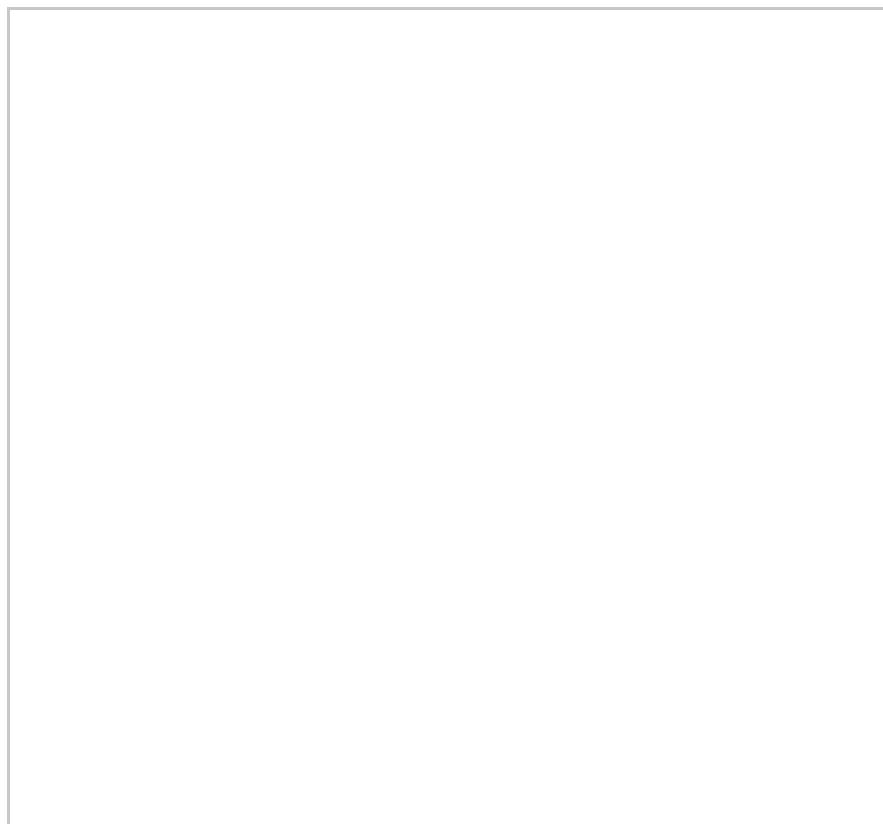




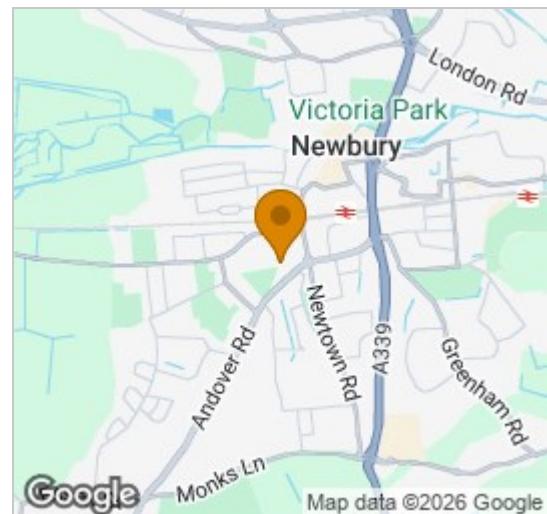
29 Hampton Road  
, Newbury, RG14 6DB  
£1,250 Per Month



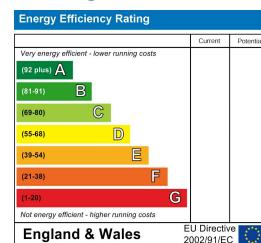
## Floor Plan



## 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.



Freshly decorated, charming modern terrace cottage located in a no through road within the centre of Newbury, including off road parking, private garden and within a couple of minutes walk to the train station. Great road links and school catchment area.

Front door leads to hallway, reception room with understairs cupboard, smart modern kitchen, overlooking the park with space for a washing machine and fridge/freezer.

Upstairs there is a single bedroom with built in wardrobe overlooking the park, a double bedroom with built in wardrobe and a smart, modern bathroom with shower over bath.

Outside there is a private, enclosed garden located over a private walkway including a shed, and parking space at the end of the terrace row.

AVAILABLE IMMEDIATELY

EPC: Band C.

COUNCIL TAX: Band C = £2,156.19 for 2025/26 - West Berks

ENERGY: Mains electric - Electric heating.

INTERNET & MOBILE: Further information on availability and speeds can be found at



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.