



The Old Joinery Ayres Lane, Burghclere, Newbury, RG20 9HG  
01635 242040

lettings

Chapel Road

£1,350 Per month



**Annexe, Elm Villa Chapel Road,  
Stockcross, Newbury, Berkshire, RG20 8LD**



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Annexe  
Elm Villa Chapel Road  
Stockcross  
Newbury  
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A charming two storey annexe at the end of the landlords property. The annexe is more like a 2 bedroom semi-detached house and is situated opposite the primary school. The property comprises entrance into the dining area of the large lounge with French doors opening onto the small courtyard area that is part of the owners garden but is for the Tenants use. At the back of the property is the kitchen with appliances looking out over the playing fields. Stairs lead up to the two large bedrooms with fitted wardrobes and the shower room.



Lounge - dining room  
Kitchen  
Bedroom 1  
Bedroom 2  
Shower room

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	48	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	