



GORE END ROAD, BALL HILL, HAMPSHIRE, RG20 0PQ
£1,250 per month*

Carter Jonas

Well presented 2 bedroom end terrace house in a small cul de sac, in the village of Ball Hill.

Entrance hall, kitchen/breakfast room with cooker, cloakroom and large living room with doors to the rear garden.

2 double bedrooms and bathroom with shower to the first floor.

Oil central heating, garden and 2 allocated parking spaces to the front.

In a sought after village location to the south of Newbury, providing easy access to the A34 and M4.

Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band D (Basingstoke and Deane website for current cost)

Mains electric, water and drainage.

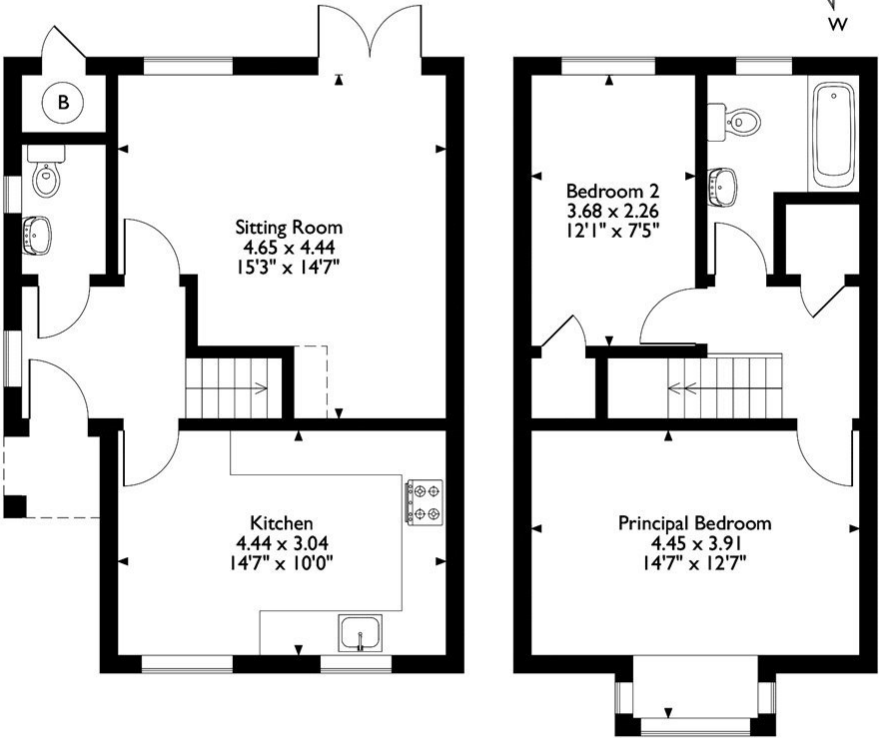
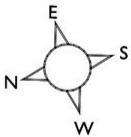
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1250 per calendar month: Holding deposit of 1 weeks rent £288.00, Security deposit of 5 weeks rent £1442.00

- Council Tax Band = D
- Deposit Required = £1,442.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- SEMI DETACHED
- PARKING
- GARDEN
- OIL CENTRAL HEATING
- VILLAGE LOCATION
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

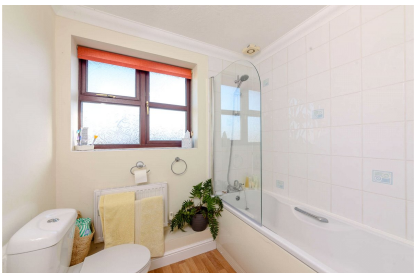
Approximate Gross Internal Area
Main House = 76 Sq M/818 Sq Ft
Outside Store = 1 Sq M/11 Sq Ft
Total = 77 Sq M/829 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Newbury Lettings 01635 263020

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE
Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.