



**GORE END ROAD, BALL HILL, NEWBURY, RG20 0PQ**

£1,350 per month\*

**Carter Jonas**

Well presented 3 bed mid terrace house in a small cul de sac, in the village of Ball Hill.

Spacious accommodation comprising; kitchen with cooker and door to the garden, cloakroom, large living room with French doors to the garden and dining room.

Principle bedroom with ensuite shower, 2 further bedrooms and family bathroom to the first floor.

Oil central heating, gardens and parking.

To the South side of Newbury within easy reach of the A34 and road networks. Available for an initial 12 month tenancy.

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

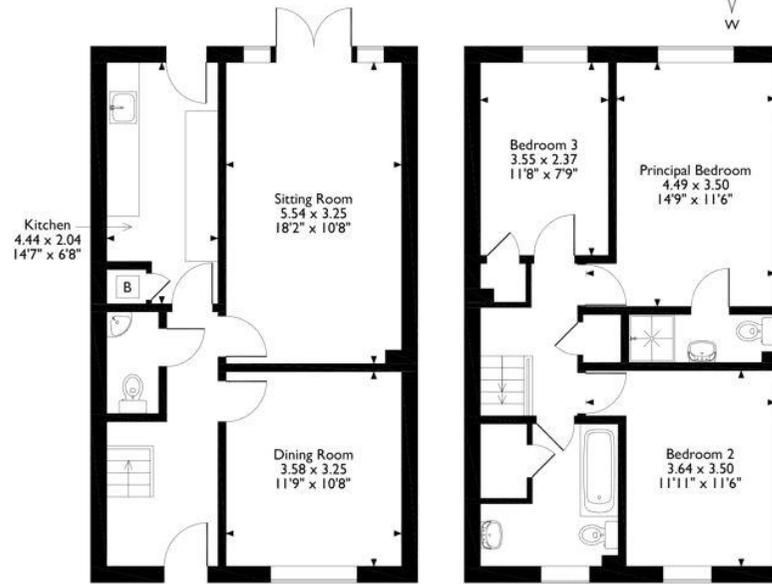
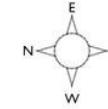
Mains electric and mains water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1350.00 per calendar month: Holding deposit of 1 week's rent £311.00, Security deposit of 5 weeks rent £1557.00

- Council Tax Band = E
- Deposit Required = £1,557.00
- Long Let
- 3 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- GARDEN
- PARKING
- OIL CENTRAL HEATING
- EPC = D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	61
E (39-54)	
F (21-38)	
G (1-10)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

### Approximate Gross Internal Area 102 Sq M/1098 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

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Classification L2 - Business Data

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