



**FETLOCK DRIVE, NEWBURY, RG14 7WR**  
£2,250 per month\*

**Carter Jonas**



Well-designed accommodation arranged over 3 floors, offering green views to the front.

**Ground floor:**

Entrance hall, coat storage, bedroom 3 with wardrobes and access to the Jack and Jill shower room, large reception room/bedroom 4 to the rear with French doors to the garden. Custom made under stair storage and pantry space.

**First floor:**

Large L shaped kitchen/dining room to the first floor with integrated appliances, huge living room with a Juliet balcony (overlooking the greens).

**Second floor:**

Principal bedroom on the third floor with wardrobes and ensuite shower, further double bedroom with wardrobes and family bathroom.

Gas central heating, enclosed private garden with rear access to the garage and driveway parking.

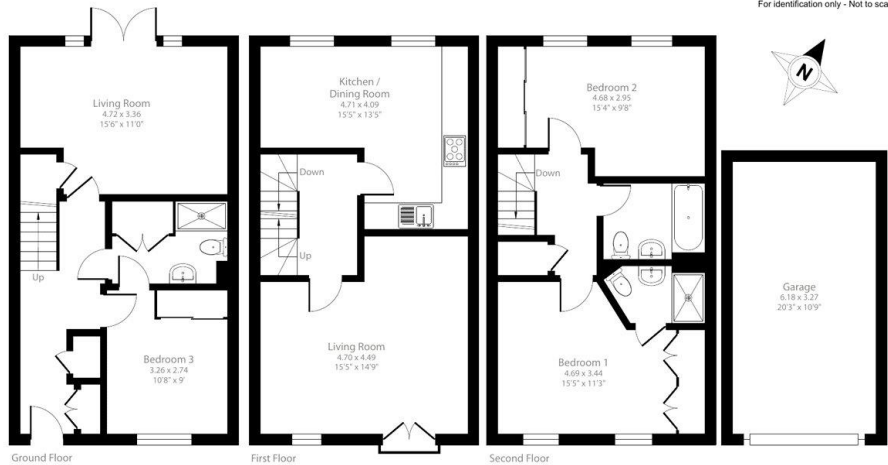
Council tax band E (West Berks Government website for current cost). Energy rating band B. Available for a minimum term of 12 months. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

At a rent of £2250 per calendar month:  
Holding deposit of 1 weeks rent £519 Security deposit of 5 weeks rent £2596.

- Council Tax Band • EPC = B  
= E
- Deposit Required  
= £2711
- Long Let,  
Minimum term 12  
months

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		94
(81-93) B	85	
(69-80) C		
(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 Area = 1341 sq ft / 124.5 sq m  
Garage = 218 sq ft / 20.2 sq m  
Total = 1559 sq ft / 144.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Carter Jonas. REF: 1135773



**Newbury Lettings 01635 263020**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



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