



FLEXFORD CLOSE, HIGHCLERE, RG20

£2,250 per month*

Carter Jonas

HIGHCLERE, NEWBURY, BERKSHIRE, RG20 9PE

Well presented spacious detached family house with super outlook over fields to the rear. Well located for A34, A303, M4 and the amenities of Newbury, Hungerford and Basingstoke.

- Sitting room
- Dining room
- Study
- Kitchen
- 4 Double bedrooms
- 2 Bathrooms
- Garden
- Garage

THE PROPERTY

A well presented house offering spacious accommodation. Entrance hall with wooden floors and doors to study, with shelving, built in cupboard and wooden floors, dining room with built in shelving unit and door to kitchen, dual aspect sitting room with wooden floors, open fire and patio doors to garden. The kitchen has a range of pine effect eye and base level units with an electric cooker. There is a space for a washing machine and dishwasher and freestanding fridge freezer. There is a door to the side of the house. with space for appliances. 4 double bedrooms and 2 bathrooms, one with bath and separate shower.

OUTSIDE

There is a good sized enclosed garden to the rear of the property with views over open fields. There are two small storage rooms. To the front there is a double garage with parking in front.

Mains water and electricity

Oil central heating

For broadband and internet please check the ofcom website

This property comes with no white goods, apart from a cooker, nor curtains



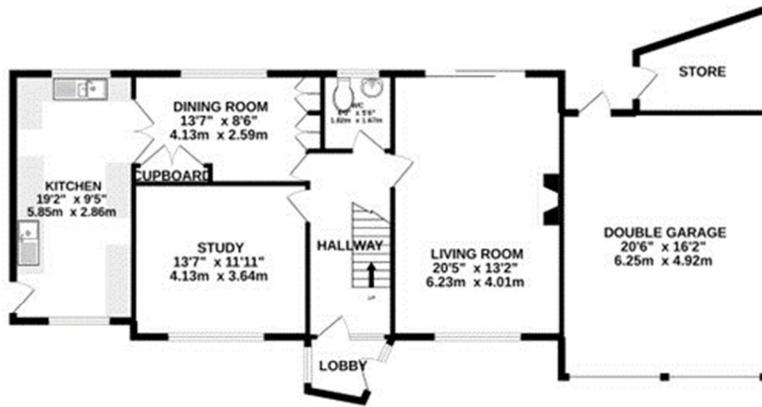
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

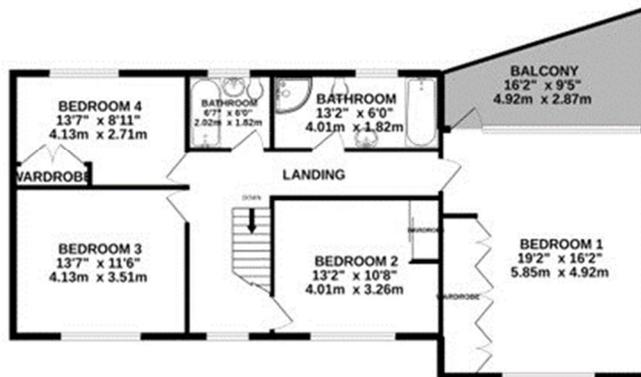
Offers	Available for a term of 12 months
Viewing	Strictly by appointment
Local Authority	Council Tax Band G – check current charges with Basingstoke and Dean District Council
Deposit	Holding deposit of 1 week's rent = £519 Security deposit of 5 weeks equivalent to 5 weeks' rent = £2596



GROUND FLOOR
1277 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 2269 sq.ft. (210.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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