

Price £315,000



113 Boundary Road, Newbury
Berkshire RG14 7NT



113 BOUNDARY ROAD, NEWBURY

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Beautifully presented two double bedroom semi-detached home within an easy walk of the town centre and train station. This light, spacious home has the added benefit of off street parking for two vehicles and a west facing garden. The accommodation consists on entrance hall, living room, kitchen/diner, utility room, cloakroom, master bedroom, further double bedroom and bathroom. Benefits include upvc double glazing, gas-fired central heating, and enclosed rear garden. NO ONWARD CHAIN.

LOCATION

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

ACCOMMODATION

Ground floor

In through front door with door to front aspect living room. Stairs to first floor with custom made cupboards with shelving area under. Next a door to the open plan kitchen/dining room at the rear of the property. Then through further door to the utility room. Finally, at the end of the utility room is the cloakroom. The utility room also has a door giving access to the patio and rear garden. From the hallway stairs to:

First floor

The light and airy master bedroom is to the front of the property with two windows. The second bedroom is to the rear of the property. A family bathroom completes the accommodation.

OUTSIDE

Rear garden

The courtyard garden faces west. A gate leads to the track running alongside the house with a further large gate enabling additional off-street parking. Please note the shed is not included.

PLEASE NOTE

The large shed is not included as the vendors will take it with them to their next property.

Front of property

The front of the property has been gravelled. Gates lead to the gravelled area where there is parking for one vehicle. A path leads to the front door with a large hedge providing plenty of privacy from Boundary Road.

SERVICES & COUNCIL TAX

Gas, electricity, mains drainage and water are connected to the property. The property is in Band B. Current charge for 2019-2020 is: £1,444.15. Telephone West Berkshire Council on: 01635 519520.

DIRECTIONS

From Downer & Co.'s offices in Cheap Street continue northbound on the A339. At the roundabout take the fourth exit, now heading south on the A339. At the Burger King roundabout take the first exit and continue straight on into Queens Road and continue to the end where it meets Boundary Road. Turn right where No. 113 can be found on the right hand side.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



Energy Performance Certificate

113, Boundary Road, NEWBURY, RG14 7NT

Dwelling type: Semi-detached house

Reference number: 2258-8056-7234-4421-9904

Date of assessment: 25 April 2019

Type of assessment: RdSAP, existing dwelling

Date of certificate: 25 April 2019

Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,686
Over 3 years you could save	£ 180

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div>You could save £ 180 over 3 years</div>
Heating	£ 1,251 over 3 years	£ 1,146 over 3 years	
Hot Water	£ 285 over 3 years	£ 210 over 3 years	
Totals	£ 1,686	£ 1,506	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
70	86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 105
2 Solar water heating	£4,000 - £6,000	£ 78
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 954

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Approximate IPMS2 Floor Area = 73.1 sq m / 787 sq ft

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