



**GORE END ROAD, BALL HILL, RG20 0PP**  
£1,500 per month\*

**Carter Jonas**

Exceptionally spacious bungalow in a quiet cul de sac in popular Ball Hill.

Entrance porch leading to a large entrance hall, double aspect living room, kitchen/breakfast room with door to the garden and appliances (cooker, fridge/freezer, washing machine and dishwasher), family bathroom and separate shower room, 3 bedrooms (2 with wardrobes), enclosed gardens, oil central heating and parking.

Ball Hill is a small village to the south of Newbury, surrounded by attractive countryside, yet within a few minutes' drive of central Newbury (6 miles) and just 2.5 miles from the A34 bypass for the road networks.

Council tax band E. Energy performance rating C. Oil central heating, mains electric (solar panels) and mains water.

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

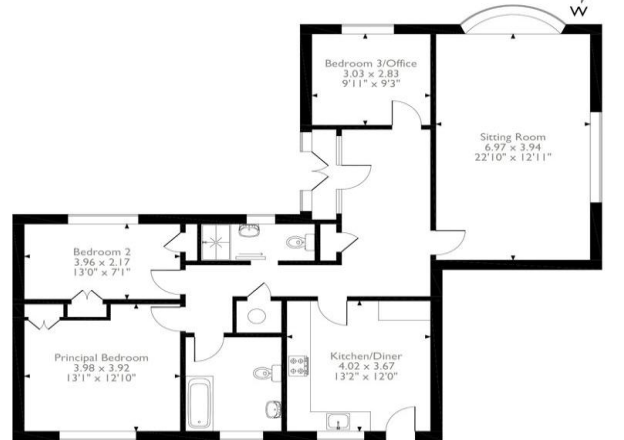
One dog is acceptable.

At a rent of £1500 per calendar month: Holding deposit of 1 weeks rent £34600. Security deposit of 5 weeks rent £1730.00

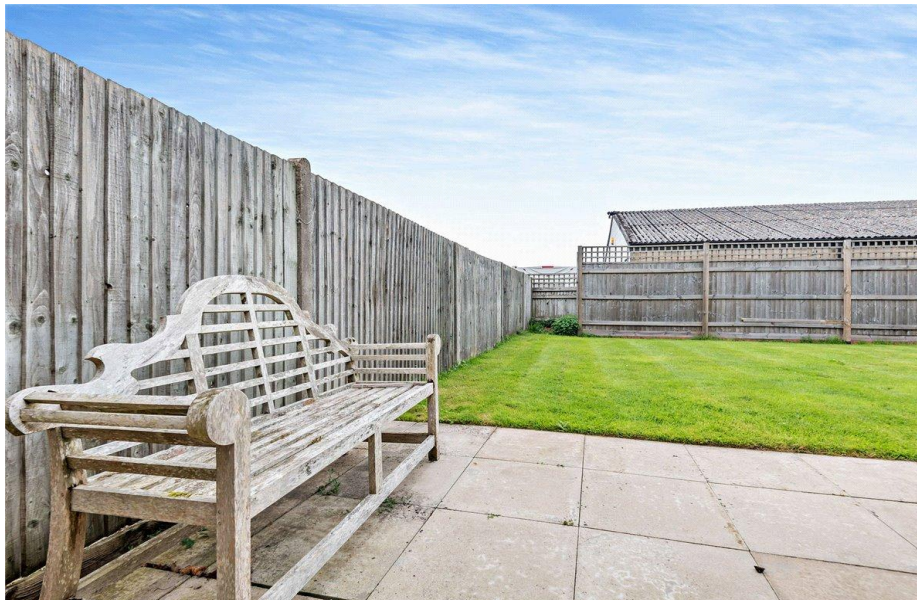
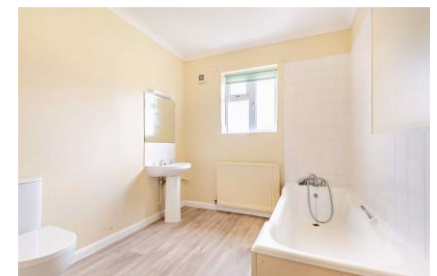
- Council Tax Band = E
- Deposit Required = £1,730.00
- 3 BEDROOMS
- 2 BATHROOMS
- ENCLOSED GARDENS
- OIL CENTRAL HEATING
- QUIET CUL DE SAC
- EPC = C

| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92-100) A                                        |         |           |
| (81-91) B                                         |         |           |
| (69-80) C                                         | 73      | 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 |         |           |

Ball Hill, Newbury, Berkshire  
Approximate Gross Internal Area  
112 Sq M/1206 Sq Ft



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.



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