



4 Ilchester Court, Link Road

, Newbury, RG14 7LN

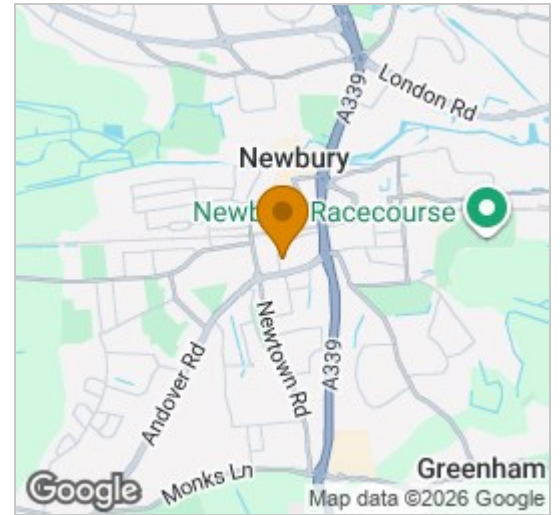
£1,350 Per Month



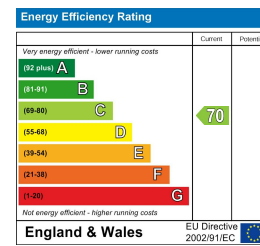
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



Fully refurbished throughout, this smart, incredibly light, 2 bedroom house is a commuters dream with allocated off road parking space for 1 car, and a highly desirable location within a few minutes walk to Newbury Station and the Town Centre plus great easy road links.

Peacefully located away from the road behind a larger property, smart communal gardens lead from the parking area to this chalet style terrace house, large covered porch area leads to the front door and into a good sized lounge with new carpet. Lounge leads through to a new kitchen which will include washing machine, dishwasher, fridge/freezer and cooker and with dining area large enough for a table to one side. Rear porch with useful W/C and access to the private, enclosed low maintenance rear courtyard garden with covered seating area.

Upstairs to the front of the property is a large double bedroom with built in storage, landing leads to a good sized second bedroom with storage and a newly fitted bathroom with shower over bath.

AVAILABLE MID JULY

EPC: Band C.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Gate House, 90 Bartholomew Street, Newbury, Berkshire, RG14 5DY  
Tel: 01635 551911 Email: mail@girardlettings.co.uk www.girardlettings.co.uk