



Winkworth

for every step...

## Lipscombe Close, Newbury, Berkshire, RG14

£1,500 per month *Unfurnished*



A fantastic 3 bedroom mid terraced house located on the popular West Mills Development.

**\*MANAGED BY WINKWORTH\*** A fantastic 3 bedroom mid terraced house located on the popular West Mills Development.

This property has been recently re-decorated leaving a really nice finish throughout the whole house.

As you enter the property you have the modern kitchen on your left which is thoughtfully laid out, providing ample workspace and storage. Moving through, the generous living room is filled with natural light and gives plenty of space for a dining area. A useful storage area is also located on this floor.

Upstairs, the property comes with three well-proportioned bedrooms and a family bathroom - all of which are in great condition.

To the rear, you have the south facing garden, offering plenty of space. To the front, you have driveway parking and a garage - areat for storaae.

### KEY FEATURES

- **\*MANAGED BY WINKWORTH\***
- Three Bedrooms
- Kitchen
- Living room
- Garden
- Driveway



**Newbury**

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## MATERIAL INFO

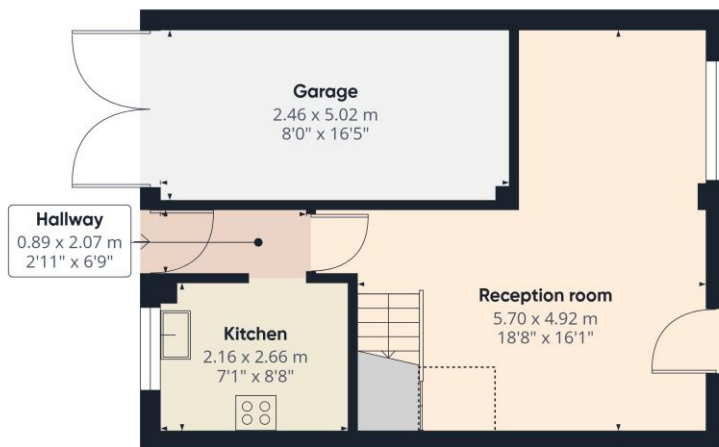
**Deposit:** £1,730.77

**Holding Deposit:** £346.15

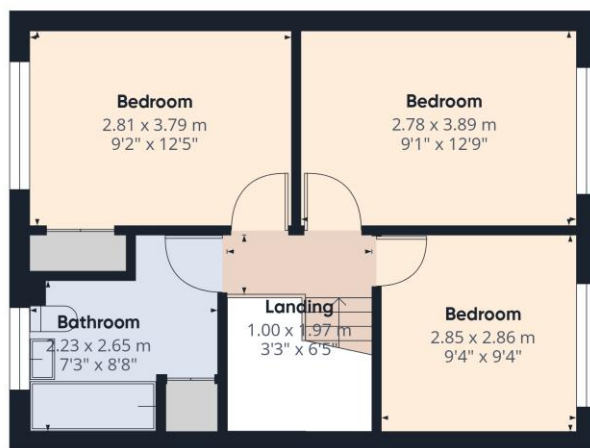
**Council Tax Band:** D

**EPC rating:** E

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Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

82.3 m<sup>2</sup>  
885 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

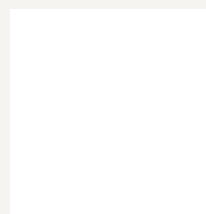
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/rent/property/NEB250121>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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