



BROAD LANE, UPPER BUCKLEBURY, RG7
£3,500 per month*

Carter Jonas

Individual 6/7 bedroom modern house situated in the popular village of Upper Bucklebury.

Providing flexible accommodation over 3 floors with the possibility of being used as 7 double bedrooms.

Situated behind electric gates the house offers: a galleried hallway with oak staircase, huge double aspect sitting room (27' x 14'), with doors to the garden, dining room, superb quality kitchen/breakfast room with doors to the garden, utility room with side access and cloakroom.

The first floor offers five bedrooms (with three of them being ensuite) and family bathroom with jacuzzi bath. The second floor offers a further ensuite bedroom and office/seventh bedroom.

Oil fired central heating, fully enclosed private gardens with electric entrance gates and double garage with electric up and over doors.

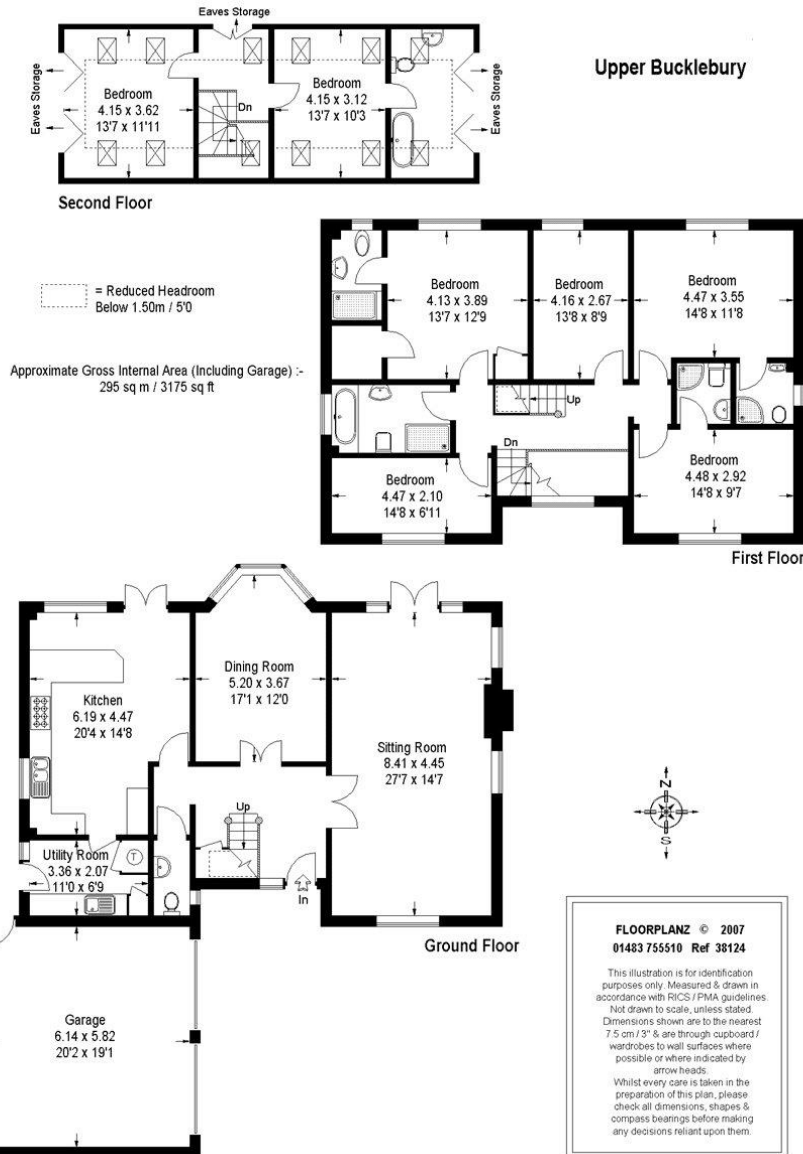
Energy rating band D. Council tax band G (West Berks Government website for current cost). Available for a minimum term of 12 months. Mains electric and water. Oil central heating.

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

At a rent of £3500.00 per calendar month: 1 weeks holding deposit £807.00, 5 weeks security deposit £4038.00

- Council Tax Band = G
- Deposit Required = £4,038.00
- Long Let, Minimum term 12 months
- 7 BEDROOMS
- DOUBLE GARAGE
- ELECTRIC GATES
- 5 BATHROOMS
- ENCLOSED GARDENS
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(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	



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Classification L2 - Business Data

IMPORTANT INFORMATION

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