



Mount Road

Cricketts

40 Mount Road, Thatcham, Berkshire. RG18 4LA.

£310,000 Freehold



- NO ONWARD CHAIN
- Three bedroom family home
- Extended to the ground floor
- Utility room
- Two reception rooms
- Well kept rear garden
- Potential for driveway parking
- Full on potential
- Council tax band C

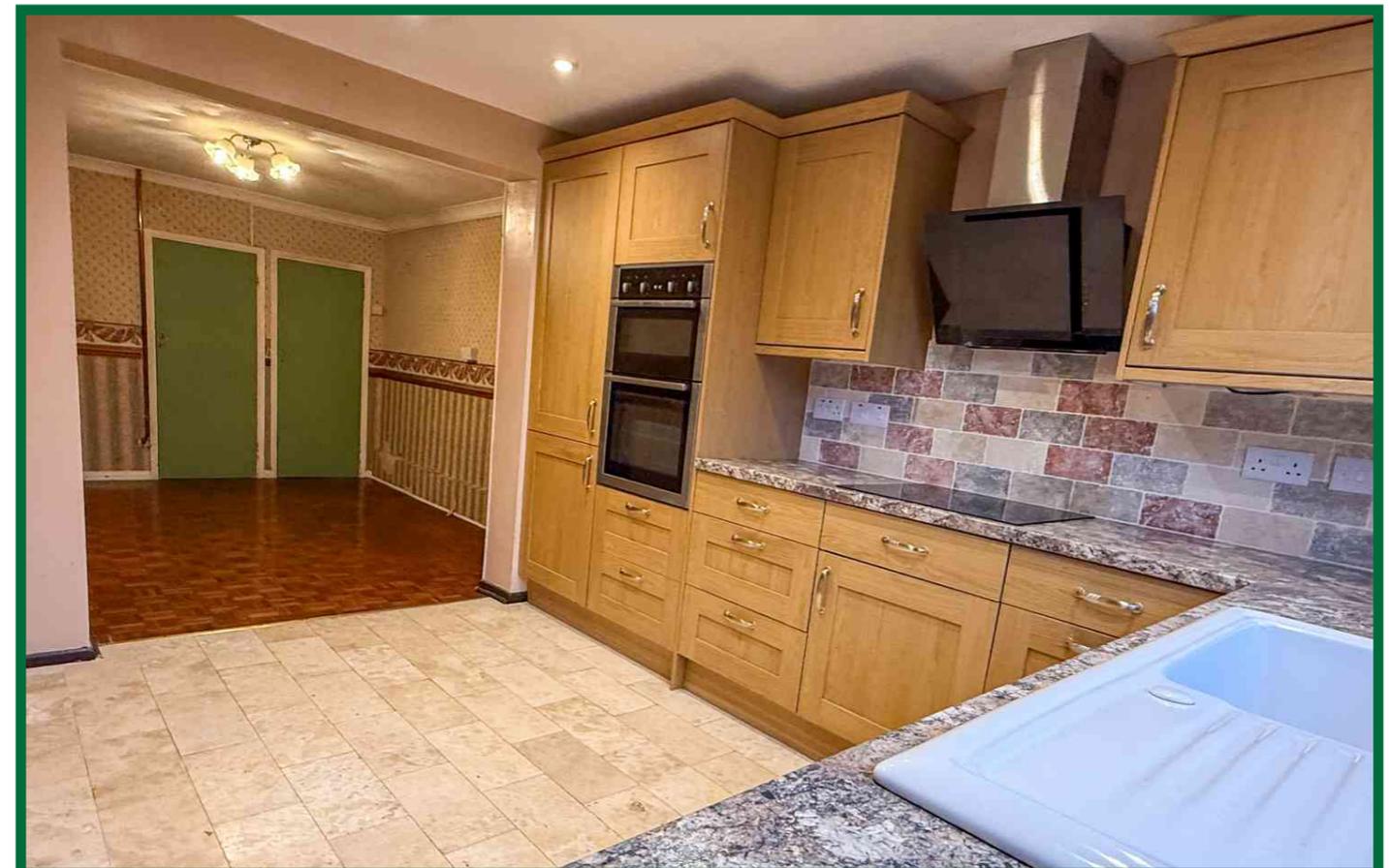
This three-bedroom semi-detached chalet house, located in Thatcham, offers excellent potential for those looking to put their own stamp on a property.

Situated within walking distance of local shops and amenities, the house is ideally placed for convenience.

The property has been extended on the ground floor, providing additional living space, though it requires modernisation throughout to unlock its full potential. With a spacious layout and the opportunity to refurbish to personal taste, this house represents a fantastic project for buyers looking to create their ideal home.

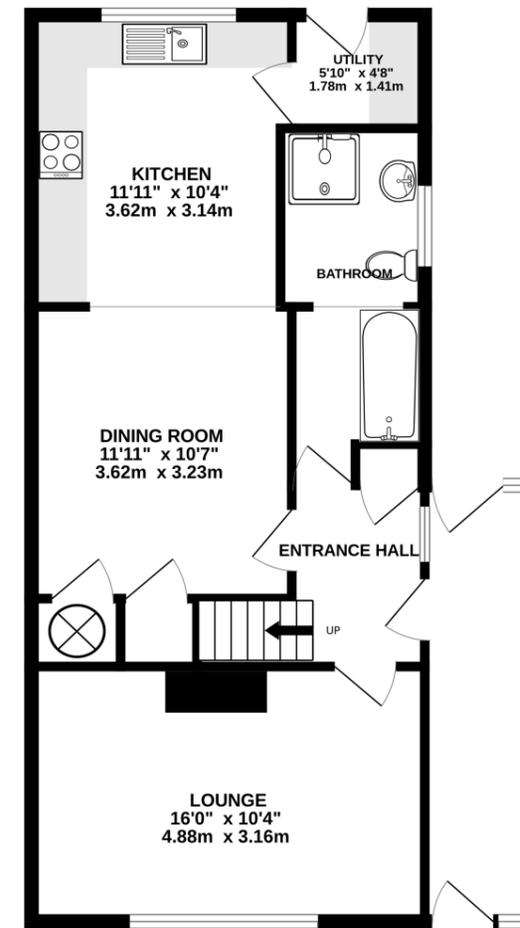
Ground floor comprises entrance hall, spacious bathroom, lounge, dining room, kitchen and utility room. The first floor comprises three good size bedrooms, one of which has the bonus of an en suite WC.

There is a beautifully kept rear garden with patio area and garden shed. Potential for driveway parking to the front of the house subject to the necessary planning consent.

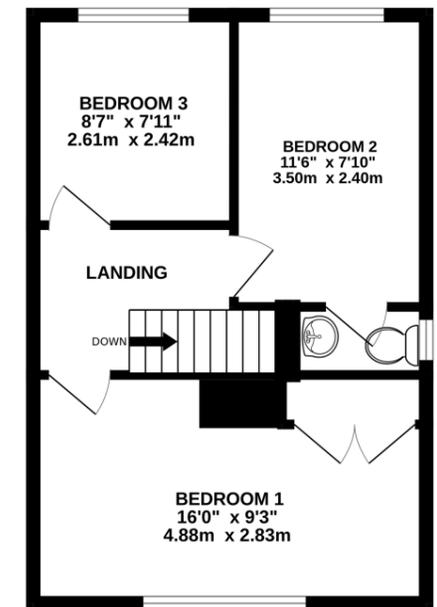




GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(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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