



Braemore Close

Cricketts

85 Braemore Close, Thatcham, Berkshire. RG19 3XP.

£295,000 Freehold



- No onward chain
- Driveway parking
- Two bedroom home
- Conservatory
- Enclosed garden
- Gas fired central heating
- EPC rating C
- Quiet cul-de-sac location

Nestled in a quiet cul-de-sac in the sought-after area of Thatcham, this delightful two-bedroom end-terrace house is offered for sale with NO ONWARD CHAIN .

Step inside to a welcoming hallway which takes you into a well-appointed kitchen, lounge that flows seamlessly into a bright conservatory that has double doors leading out onto the enclosed garden.

Upstairs, you'll find two generously sized double bedrooms and a family bathroom. Outside, the private rear garden is perfect for summer barbecues or a peaceful morning coffee, while off-road parking adds to the property's appeal.

Located close to local amenities, schools, and excellent transport links, this home is a must-see for anyone looking to settle in the heart of Thatcham.





TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** C



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