

FOR SALE
£225,000



DESCRIPTION

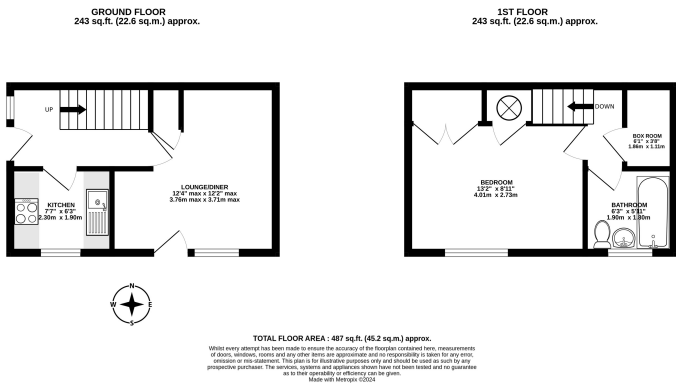
A great opportunity to purchase this one bedroom starter home with a south-facing garden, situated on the south side of Thatcham on the Moors, off Ilkley Way.

The accommodation comprises:- entrance hallway, lounge, fitted kitchen, large double bedroom with airing cupboard and fitted wardrobe, and bathroom. There is plenty of storage upstairs, including loft space and a storeroom that could be turned into a small office room.

To the front of the property there is a pathway leading to the front entrance, off road parking on the drive, and a small garden area. The large south-facing rear garden extends to 43ft, and can be accessed both from the house and by a side entrance from the front. It has a patio area and brick-built barbeque stand, It also has a second patio and nearly new (2 years old) garden shed, with waterproofing inside so is excellent for extra storage or other use. There are also trees providing good seclusion, shrubs and flowerbeds, with the remainder laid to lawn.

The property is in a sought after location and is great for commuters to London, Reading, and Newbury, being close to the main A4 and with the main train line to Paddington only a short walk away. Close to local amenities and Thatcham town centre, it is an ideal opportunity for first time buyers and investment buyers.

FLOOR PLAN



- Freehold property
- Large garden
- Off street parking
- Mature trees in the garden
- Close to amenities
- In need of modernisation
- Broadband supply
- Night-storage heating supply
- A short stroll to local walking routes

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)		
(69-80)		
(55-68)		
(39-54)	D	60
	E	

