



1 Hideaway 79a Chapel Street Thatcham Berkshire RG18 4JS

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## Price Guide £299,950 Freehold

An attractive and exceptionally well presented individually built two bedroom semi detached home located up a small private driveway of just two houses. The property is walking distance of Thatcham mainline railway station and Thatcham town centre offering all the usual shopping cafes restaurants and banking facilities. Situated within the Francis Baily Primary and Kennet School catchment. The accommodation is of good size and comprising Entrance Hall Cloakroom Living Room Kitchen Dining Area and Sun Room. Two Double Bedrooms both with En Suite Bath and Shower Rooms. Ample driveway parking to the front of the property. A private and sunny east and south facing rear garden. Recently decorated and carpeted throughout.

**Offered with No Ongoing Chain**

**Viewings are Highly Recommended.**

### Directions

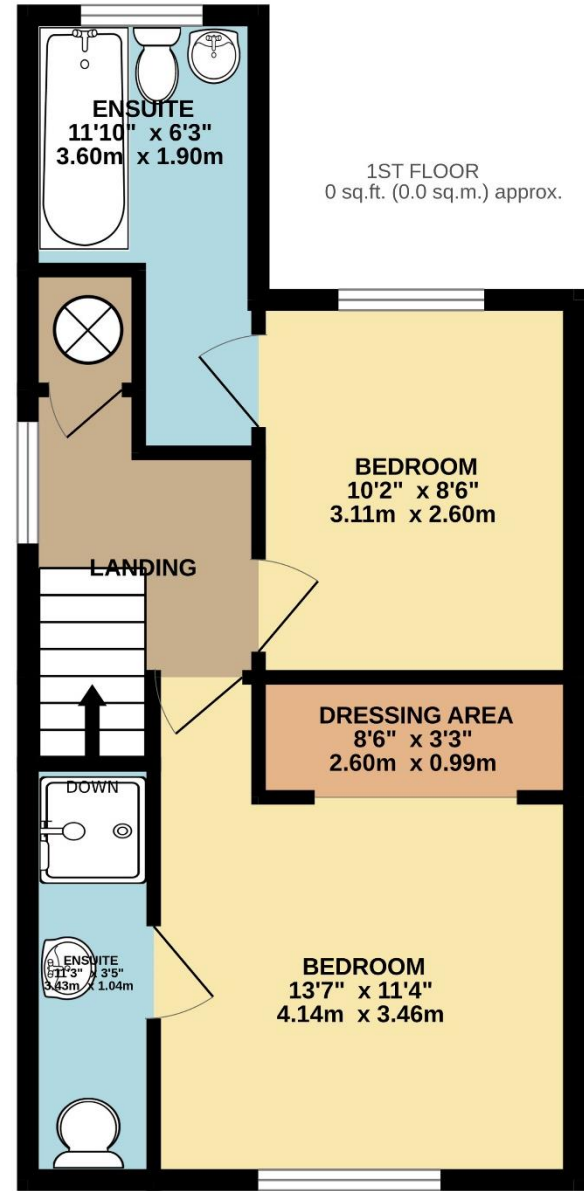
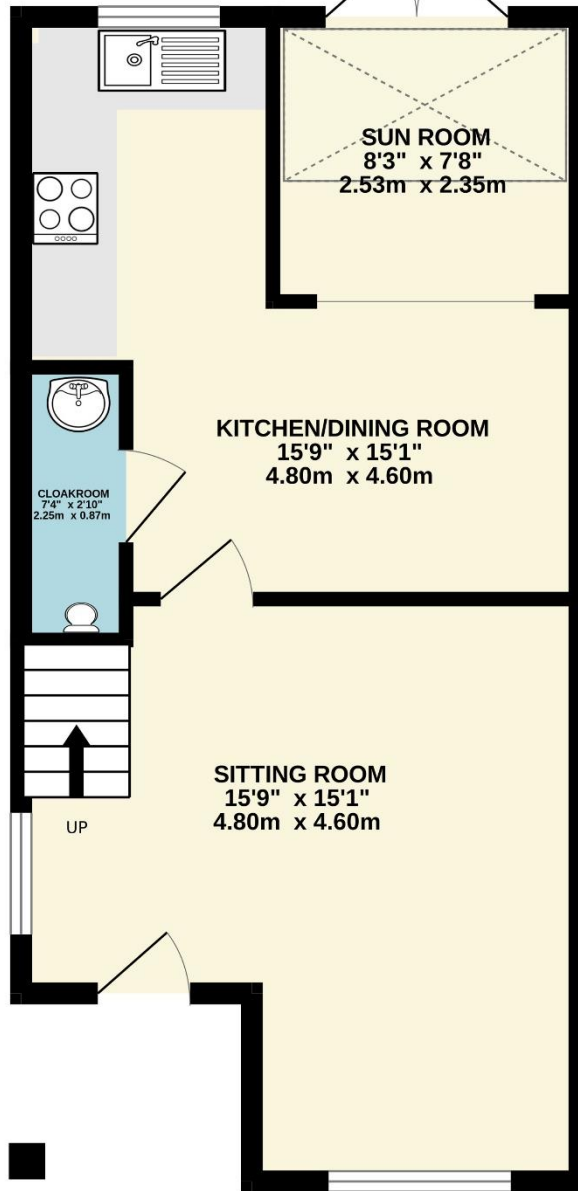
From Thatcham Broadway turn right on to the A4 Bath Road towards Reading. Continue through two sets of traffic lights and just after the second set the driveway will be found on the right hand side just before Stoney Lane.

<b>Council Tax Band:</b>	<b>D</b>	<b>£2063.39 pa</b>
<b>Nearest Bus stop:</b>	<b>Chapel Street</b>	<b>0.1 km</b>
<b>Nearest Train</b>	<b>Thatcham</b>	<b>1.1 km</b>





GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



Valid until  
**7 April 2031**

Certificate number  
**0463-3005-3204-7639-3204**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72   <b>C</b>
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

TOTAL FLOOR AREA : 443 sq.ft. (41.2 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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**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(

