



21 St Johns Road Thatcham Berkshire RG19 3SY

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Guide Price £289,950 Freehold

A character semi detached cottage located in a very convenient location in a quiet backwater close to Thatcham town centre. Within a short walk to local shops, supermarkets, doctors, dentists, restaurants and the usual banking facilities. The property is presented in good decorative order and boasts a fantastic large Garden with an Office/ Studio at the bottom plus a Garden Shed. The accommodation comprises Dual Aspect Living/Dining Room with Open fireplace, Kitchen, Bathroom and Separate WC. To the first floor there are Two Bedrooms. Outside there is a small enclosed front Garden leading down the side to a secluded Garden which is mainly laid to lawn with mature hedging. The property has had recent improvements including a new roof and Guttering. Gas radiator central heating and UPVC double glazing.

Viewing is Highly Recommended to avoid Disappointment

Directions: Leave Thatcham Broadway turning left onto the A4 Bath Road towards Newbury. Proceed through the main traffic lights then the pedestrian lights. Then take the second turning on your left into St Johns Road. Continue along the road bearing right and the property will be found on the right.



Council Tax Band: C £1716.00 pa

Nearest Bus stop: A4 Bath Road 0.1 km

Nearest Train station: Thatcham 1.8 km

TOTAL FLOOR AREA : 645 sq.ft. (59.9 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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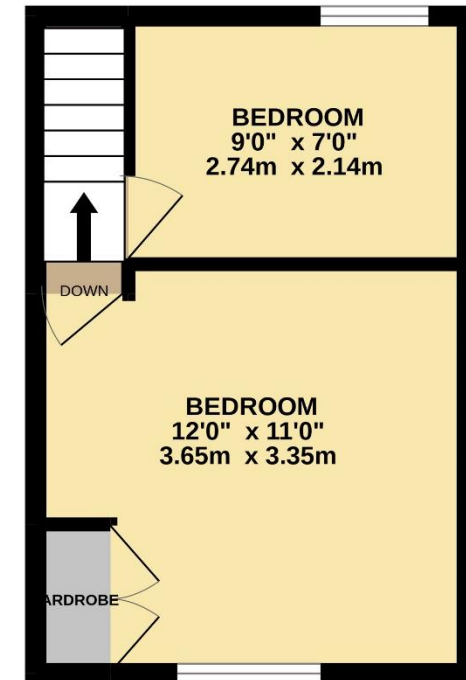
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



OFFICE/STUDIO
80 sq.ft. (7.4 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



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

