



44 Winston Way Thatcham Berkshire RG19 3TY



## **44 Winston Way Thatcham RG19 3TY**

**Price Guide £289,950 Freehold**

**An attractive three bedroom home that is presented in good condition through out and boasts spacious accommodation throughout. Comprising Entrance hall, 27' Sitting/Dining Room, Kitchen, Three Good Size Bedrooms, Bathroom. Outside there is parking in the road however neighbouring properties have laid off road parking in front of the property. There is a Garage in a block closeby. The rear Garden is West facing enjoying a sunny aspect and not being overlooked. Located in a quiet cul de sac in convenient location and just on the doorstep of Thatchams Nature Discovery Centre. The property has been well maintained including gas central heating and double glazing.**

**To avoid disappointment Early Viewing is Recommended**

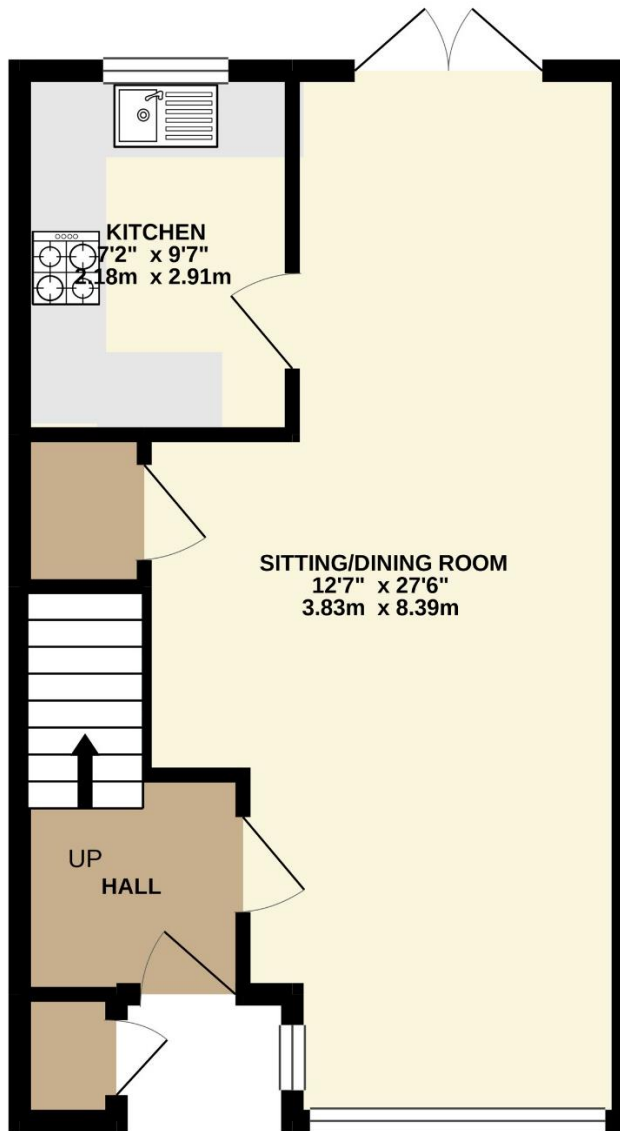
### **Directions:**

**Leave Thatcham Town Centre out of the Broadway by the church onto Church Gate. Proceed up to the roundabout proceeding straight over into Lower Way. Take the fifth turning on the right and then third left into Winston Way where the property will be found on the left.**

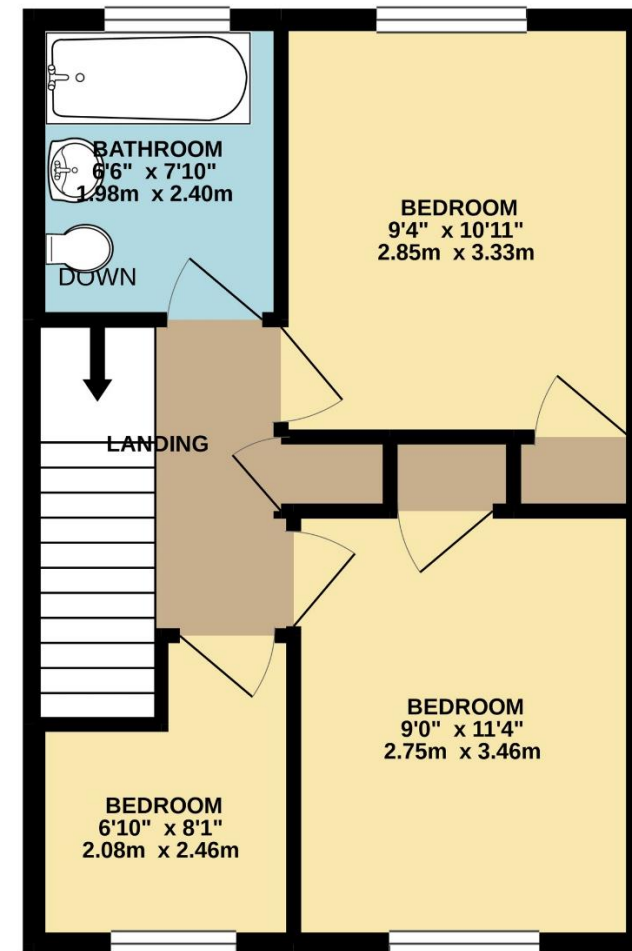




GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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		90   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax Band: C £1716.10pa**

**Nearest Bus stop: Benham Hill 0.1 km**

**Nearest Train station Newbury Racecourse 1.8 km**

**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



