



44 The Quantocks Thatcham Berkshire RG19 3SF

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Price Guide £305,000 Freehold

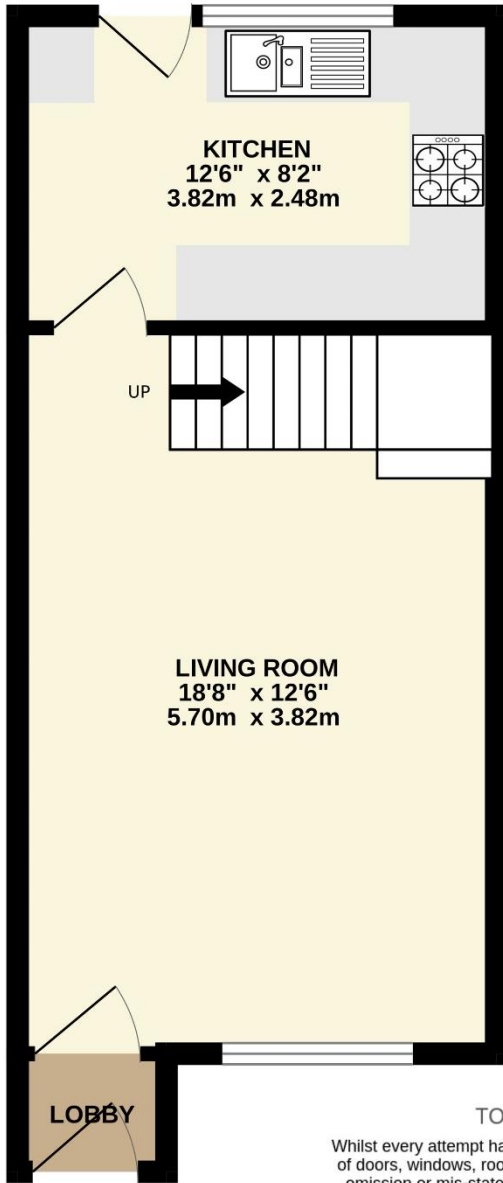
A well-designed and spacious two-bedroom terraced home located in a quiet cul-de-sac on the sought-after Moors development. The property is very well presented throughout and comprises an entrance hall, 18' sitting room/dining room, 12' kitchen. On the first floor, there are two good size bedrooms and a family bathroom. The property includes gas central heating and UPVC double glazing. To the front of the property is a small garden overlooking a pretty communal green. The enclosed and private rear garden is of low maintenance enjoying a south-facing aspect with a personal door to the Garage which has light and power. There is additional parking at the front of the garage. The property is close to the town centre shops, banks and post office, doctors' surgery, pubs, and restaurants. Thatcham railway station is only a ten-minute walk away and is also on the doorstep of Thatcham's popular Lakes and Nature Reserve

Directions Leave Thatcham Broadway at the southern end onto Station Road. At the mini roundabouts turn right onto The Moors. Then take the next left into Ilkley Way, then the first left turn into Wenlock Way. Proceed to the sharp bend and bear left into The Quantocks and the property will be found immediately on the right.

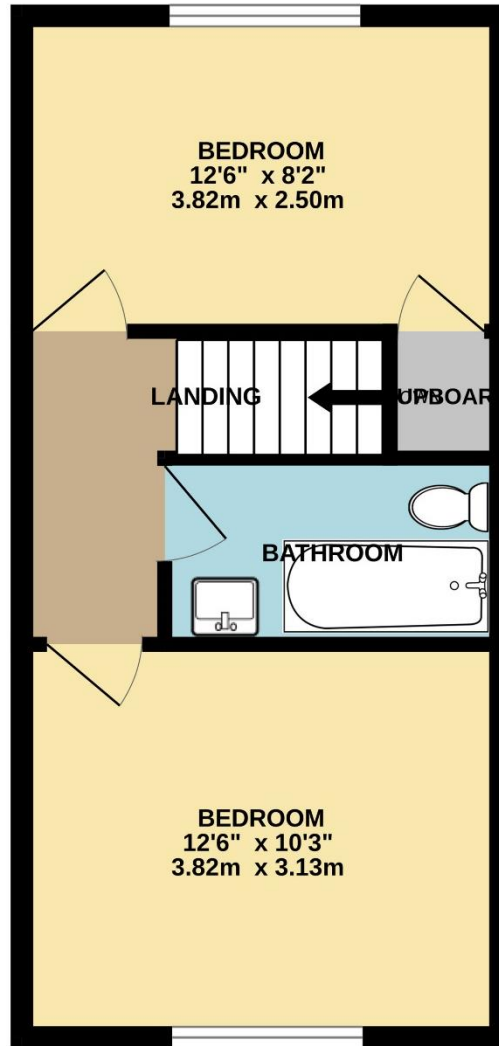
Council Tax Band:	C	£1932.39 pa
Nearest Bus stop:	Ilkley Way	0.1 km
Nearest Train station	Thatcham	1.1 km



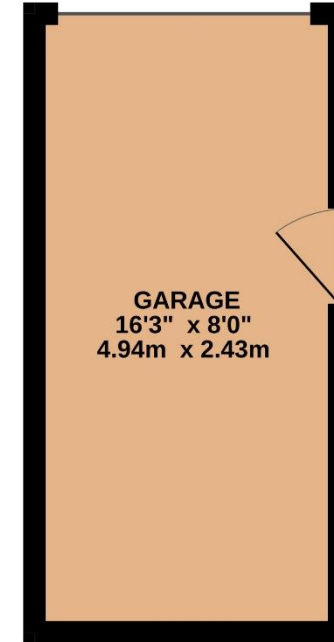
GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



GARAGE
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 contracts

