



12 Severn Close Thatcham Berkshire RG18 3DW

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Guide Price £379,950 Freehold

This spacious and well-presented “JW Palmer” built family home is located in a small quiet cul de sac to the north of Thatcham on the popular “Rivers” development. Boasting a generous ground-floor living space with a private secluded rear Garden. The well-proportioned accommodation now comprises an Entrance Hall, a 15’9” Sitting Room with a bay window, Separate Dining Room, Kitchen. On the first floor, there are Three good-sized bedrooms plus the Family Bathroom and Separate WC. The property benefits from gas central heating and UPVC double-glazing. Outside, the property is approached by a long driveway in front of the 23’ Attached Garage. The south and west-facing rear garden is of good size, very private, and not overlooked. Ample potential to extend subject to the usual planning consents.

Onward Chain Complete, Viewing Highly Recommend!

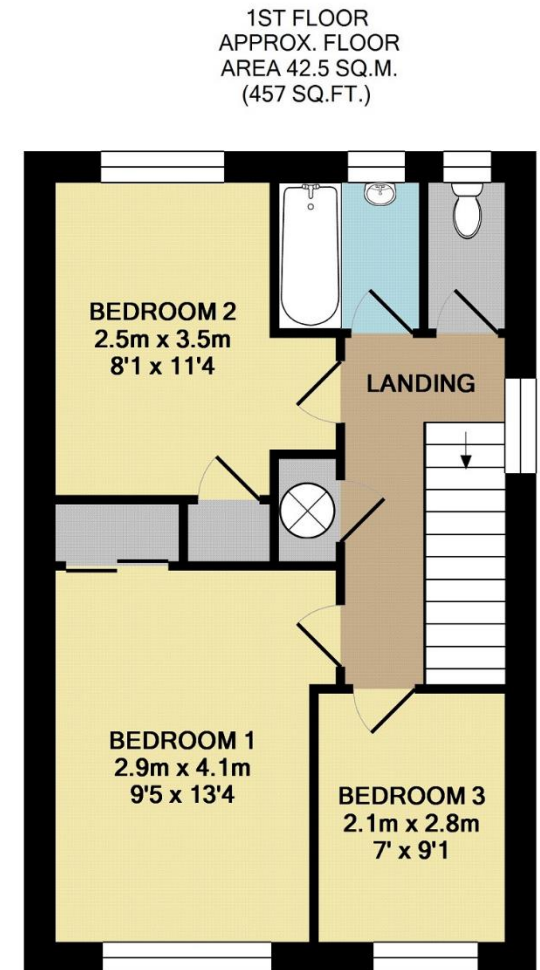
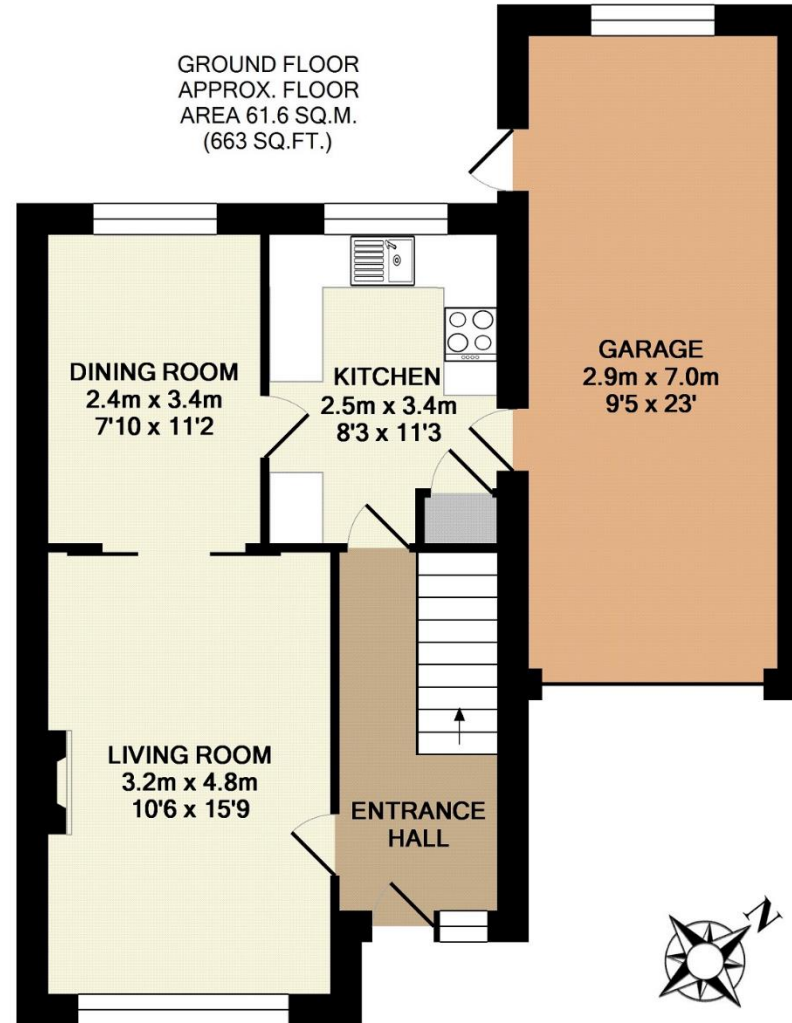
Directions

From Thatcham Broadway turn left onto the A4 Bath Road towards Newbury. At the third set of traffic lights turn right into Northfield Road. Proceed to the top and at the mini roundabout turn left and then third left into Mersey Way. At the “T” junction turn right then right again. Then bear left into Severn Close and the property will be found on the right-hand side.



Council Tax Band: D £2173.94 pa
 Nearest Bus stop: Bowling Green Road 0.1 km
 Nearest Train station Thatcham 3.1 km Newbury 3.8 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR 104.1 SQ.M. (1120 SQ.FT.)

All 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. Not to scale. Produced for Halletts Estate Agents

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.

