



13 Park Avenue Thatcham Berkshire RG18 4NN

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Price Guide £375,000 Freehold

A beautiful character semi-detached home offering spacious accommodation over two floors presented in good condition throughout but lending itself to updating with excellent potential to extend subject to the usual conditions. Comprising entrance hall, 23' large living room with dining area, 16' kitchen/breakfast room, ground floor shower room, and cloakroom. The first floor comprises three generous bedrooms. The property benefits from having the potential to be extended to the side or rear subject to the usual planning permissions. Outside offers ample parking to the front of the Detached Garage and enjoying a mature south-facing rear garden approximately 100' length, laid mainly to lawn with well-stocked shrubs, flower borders, gravelled paved area. Very private and not overlooked. Walking distance of Thatcham town centre. Adjacent to a popular primary school and within Kennet Secondary School Catchment. Benefitting from gas-fired central heating and UPVC double Glazing.

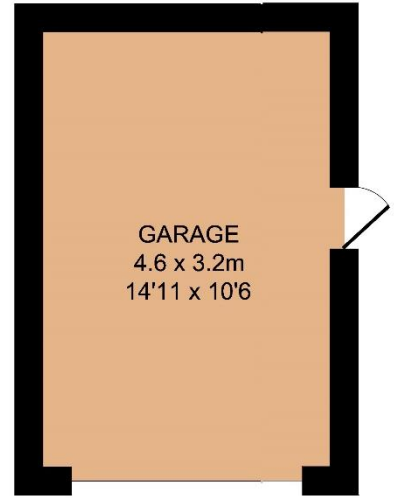
No Ongoing Chain with Vacant Possession

Directions: Leave Thatcham Broadway turning left onto the A4 Bath Road, towards Newbury. At the first set of traffic lights turn right and then take the second right into Park Avenue and the property will be found on your right.

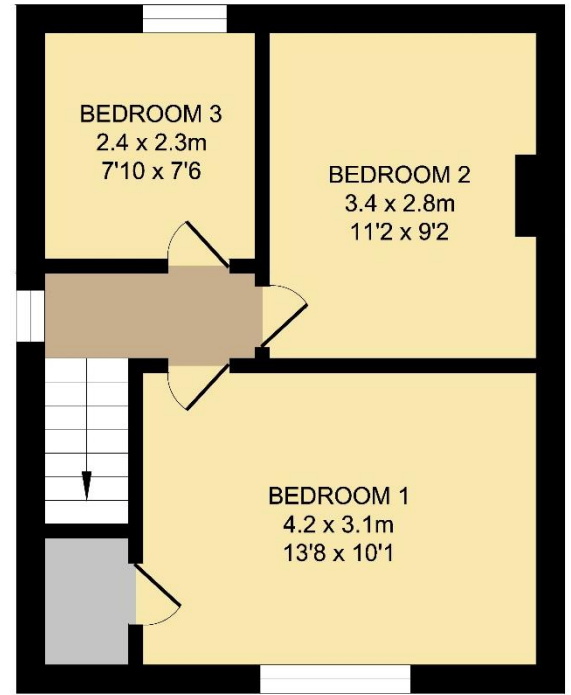
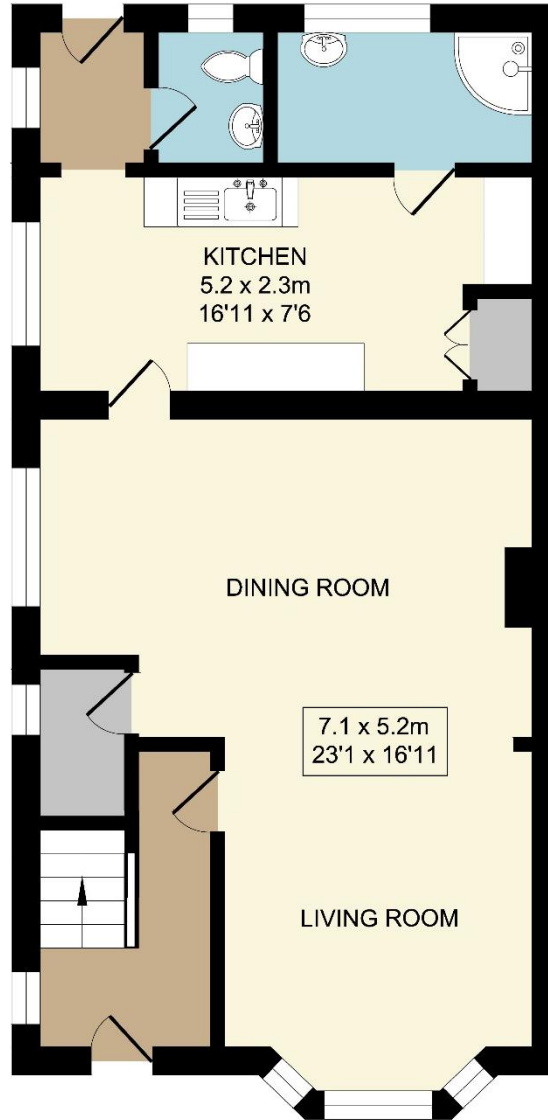




TOTAL APPROX. FLOOR AREA 105.0 SQ.M. (1130 SQ.FT.) INC. GARAGE
 All measurements of doors, windows, rooms and any other items are approximate
 and no responsibility is taken for any error, omission or mis-statement. This plan is
 for illustrative purposes only and should be used as such. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

Council Tax Band: D **£2173.94 pa**

Nearest Bus stop: Park Avenue **0.0 km**

Nearest Train station: Thatcham **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

