



**Halletts**  
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27 Fletton Link Hermitage Berkshire RG18 9WR

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**Price Guide £320,000 Freehold**

**An attractive two bedroom home situated in the popular village of Hermitage. Comprising Hall, Cloakroom, Fitted Kitchen and Living/ Dining Room overlooking the private South facing rear Garden. Two Bedrooms and Bathroom. There is a Garage to the rear of the property. Benefitting from upvc double glazing and Gas radiator central heating. The village boasts two shops, primary school, garage and two public houses. Located in the popular Downs Secondary school catchment. Within a few minutes drive of M4 and A34 connections.**

**Offered with No Ongoing Chain**

**Directions: From the Hermitage High Street proceed in a northerly direction and continue into Hampstead Norreys Road. Just after the village primary school turn right at the mini roundabout into Pinewood Crescent take the third right into Stretcher Drive. Follow the road to the end and then turn right and the property will be found on your left.**



**Council Tax Band: D £1906.39 pa**

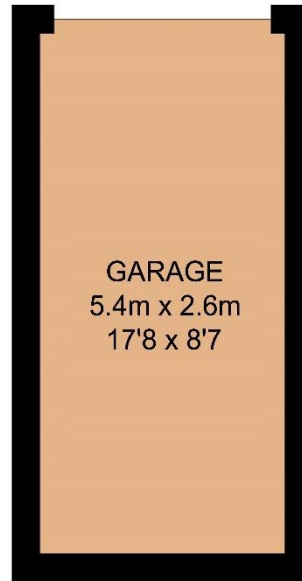
**Nearest Bus stop: Hampstead Norreys Road 0.2 km**

**Nearest Train station Thatcham 7.5 km Newbury 8.0 km**

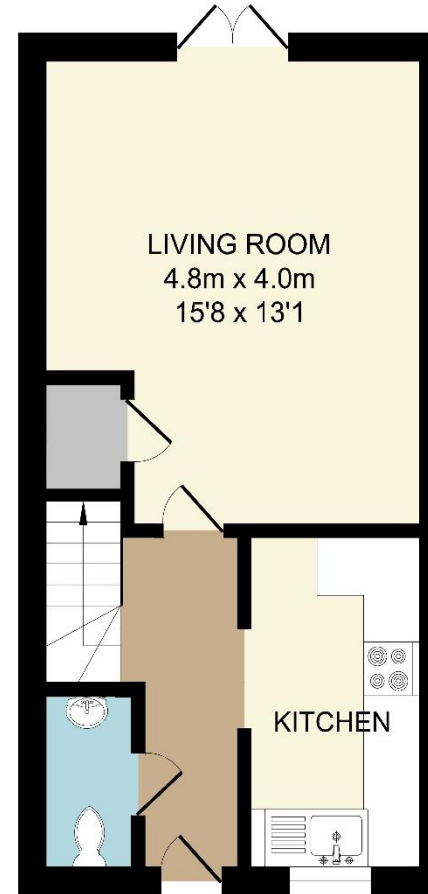
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX .FLOOR AREA 67.0 SQ.M. (721 SQ.FT.) EXCLUDING GARAGE

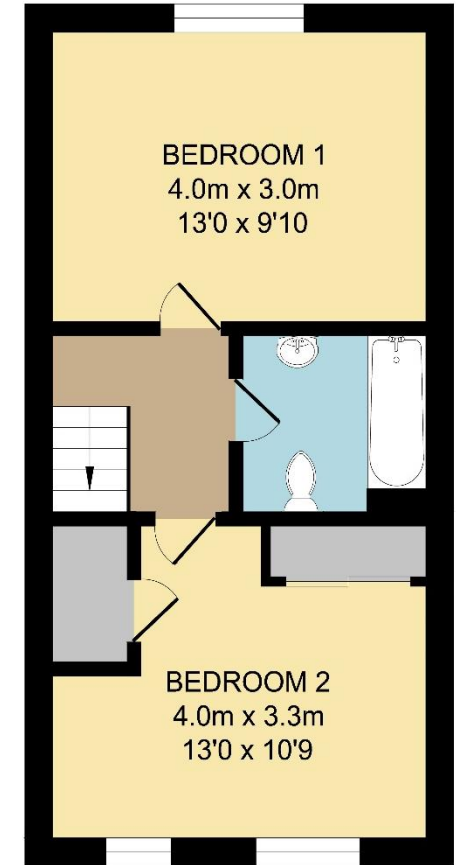
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)



GARAGE



GROUND FLOOR



FIRST FLOOR

**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**

