

## Property Details

### TO LET

Available 25<sup>th</sup> April, is this lovely 3 bed roomed property in popular part of Thatcham, with parking, garage and large rear garden.

**PRICE GUIDE:** £1175

**Ref:** WBPGR1251175

**Location:** Thatcham

### Why sell with us?

- 1 We are local, personal and passionate about what we do
- 2 We provide a unique, full service offering, all under one roof
- 3 We don't just advertise your home, we aim to sell it!
- 4 We have 20 years experience dealing with property sales and finance
- 5 Fair pricing and no hidden costs



We would like to express how delighted we are with our first home as newly weds.

We cannot recommend WestBerks Properties enough and have been ever since we moved to our friends & family.

We really can't fault the WestBerks Properties team. They are approachable, helpful and thoughtful.

Mr & Mrs D D'Cruz

This modern property is found tucked away in a small close north west of Thatcham. Approaching from the front, the entrance porch leads to a light and airy lounge with bespoke storage under the stairs.

There is a door leading through from here to the beautiful kitchen and dining area which has built in appliances and soft closing eye and floor mounted units, from the dining area there are patio doors leading to the rear garden which has decking and a good sized lawn area.

Upstairs there are 2 double bedrooms and one single. The rear bedroom has wardrobes and double bed, The bathroom has a multi point shower, vanity basin and low level w/c.

There is driveway parking and the property is within walking distance of Thatcham Town centre, and only a short drive to Thatcham station.

The property is also close to open countryside where pleasant walks can be enjoyed and there is easy access to A4, M4, Reading, Newbury and Hungerford.

**Viewings are highly recommended and can be arranged by contacting WestBerks Properties letting agents on [01635 871087](tel:01635871087) or [info@westberksproperties.co.uk](mailto:info@westberksproperties.co.uk)**



**Bedroom 1**



**Bedroom 2**



**Bathroom**



**Kitchen**



LOUNGE



Bedroom 3



Rear Garden

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>62</b>	<b>63</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

EPC