

## Property Details

### TO LET

A 3 bedroom unfurnished detached house with good sized accommodation throughout, garage and driveway parking for up to 3 cars

**Price:** £1175 pcm  
**Ref:** WBPDRP117512  
**Location:** Thatcham

**Viewings are strongly recommended**



## 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 lovely 3 bedroom 2 reception detached home will be available in XXXXX. located in a quiet cul-de-sac and within 0.4 miles of Thatcham town centre.

Boasting good sized accommodation throughout, this home has 2 receptions, a lovely kitchen / diner, and a comfortable lounge. Upstairs there are 3 good sized bedrooms, and a family bathroom.

Outside to the front, there is a shared driveway leading to the garage and a driveway, which allows parking for up to 3 average sized cars, and to the rear of the property there is a large enclosed garden south west facing.

You will be hard pressed to find a modern property that boasts generous proportions, and at such value for money.

Easy access to Thatcham Railway station the A4 and M4 Spurcroft Primary and Kennet Secondary schools, viewings are strictly by appointment.

Pets allowed within reason, No DSS, Prefer non smokers.

**AVAILABLE FROM 3rd October 2014**

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



**MAIN BEDROOM**



**LOUNGE**



**BATHROOM**



**KITCHEN**



**DINER**



**REAR GARDEN**



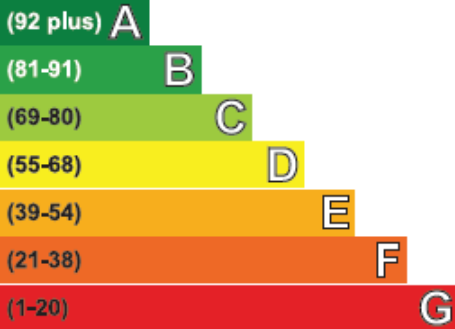
**BEDROOM 2**



**BEDROOM 3**

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	82
58	

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

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