

## Property Details

WestBerks Properties are delighted to offer to the market this 3 Bed semi detached residence in quiet cul-de-sac with good size lounge and a downstairs cloakroom. Pets Considered. Professional Couples only

**Rental:** £1,125pcm  
**Ref:** WBPBAR81125  
**Location:** Thatcham

## Why rent with us?

- 1 We search for the property you require
- 2 Our costs are kept low so we can pass this saving onto tenants
- 3 Our selection process helps landlords assess applications more quickly
- 4 Low renewal costs ensuring tenants are not charged unnecessary fee
- 5 Two way communications: we discuss and listen to what you need
- 6 Guide you through the rental process, & the property once you move in
- 7 No hidden costs
- 8 Knowledge of local facilities
- 9 Free affordability assesment
- 10 Our fees offer the best value for money



“

We cannot fault the WestBerks Properties Ltd team. Martin is approachable, helpful and thoughtful. As first time renters we were given trustworthy advice throughout.

”

Mr & Mrs D'Cruz

- Entrance Hall • Cloakroom • Living Room • Kitchen/Diner • 3 Bedrooms
- Bathroom • Gas Central Heating • Garden • Off Road Parking

This delightful modern semi-detached property, which has been lovingly cared for over the years, nestles in a quiet cul-de-sac to the south west of Thatcham within walking distance of Thatcham train station and the town centre.

The good-sized kitchen / diner has many eye and floor level units and is of modern design, with the dining area giving the feel of separate areas but with social integration.

The property boasts 2 double bedrooms and a single, a separate good-sized lounge, a bathroom and a downstairs cloakroom.

The enclosed rear garden has a patio area immediately outside the back door and has a variety of ground and wall mounted shrubs, there is a summer house, seated arbour to the corner and a good size low maintenance lawn (artificial turf). To the front of the property there is driveway parking and an attached garage.

With good links to the A4 / M4 and several popular schools close by, this beautiful property is appealing in many ways.

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

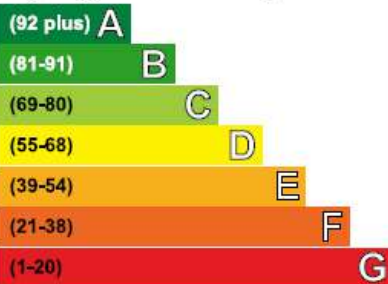






## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
69	86

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.