



Lower Way, Thatcham, Berkshire, RG19

£250,000 *Share of Freehold*



****CLOSED CHAIN**** A beautifully modern two bedroom maisonette with TWO PRIVATE GARDENS, off street parking, SHARE OF FREEHOLD and NO SERVICE CHARGE.

The entrance hall is of a generous size and is flooded with natural light. There is a large storage cupboard, perfect for housing shoes and coats. The main bedroom is situated on the right hand side and features a large window, alongside another large storage cupboard. Bedroom two is another generous double with further storage and a large window overlooking the front.

The open plan kitchen/living/dining room is perfect for hosting and boasts a generous, well-lit family space. The kitchen is extremely modern, with built in appliances, a marble affect worktop and white cupboards. There is ample storage space which extends to an island, again making the home great for socialising. The dining space is situated next to the kitchen island and flows seamlessly onto the living area. An impressive floor to ceiling window opens the space even more, with views across the surrounding fields.

To the side of the property is a private fenced off garden, consisting of patio and gravel. This garden is next to the kitchen and would offer a great hosting space for alfresco dining or even a bar area! The property benefits from a secondary, private garden too, which is again fenced off and has a patio area with the rest being astroturf. The current sellers enjoy barbeques here all summer long and watching the sunset over the fields. Finally, the property offers two off street parking spaces.

KEY FEATURES

- 63.5m² / 684ft
- Two Double Bedrooms
- Large Entrance Hall
- Open Plan Kitchen/Diner/Living Space
- Two Private Gardens
- Two Off Street Parking Spaces



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MATERIAL INFO

Tenure: Share of Freehold

Term: 991 Years

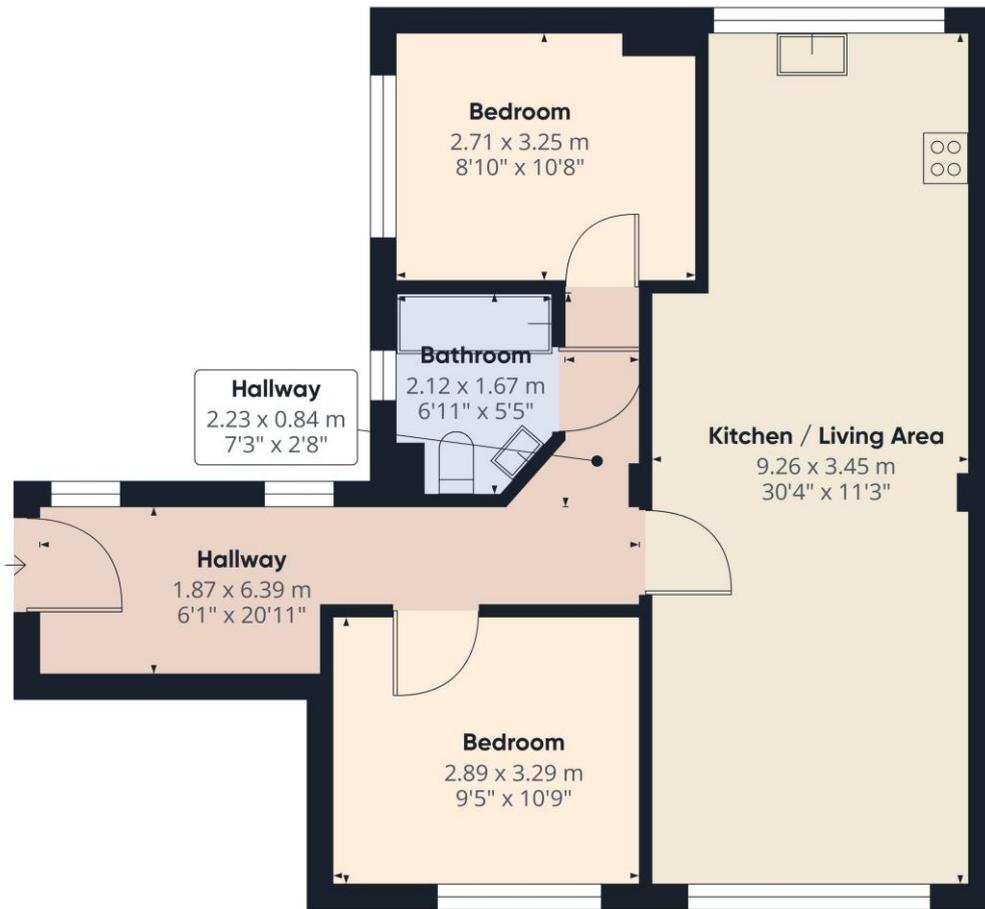
Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

EPC rating: B

The property is connected to all mains and operates on gas central heating. There are no known mobile coverage issues and there is Ultrafast Broadband available in the area.



Approximate total area⁽¹⁾
 63.5 m²
 684 ft²

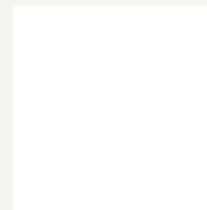
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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