



Winkworth

for every step...

Snowdon Close, Thatcham, Berkshire, RG19

£250,000 *Freehold*



A fantastic one-bedroom end of terrace house located on the popular Moors development in Thatcham.

You enter the property through the front door into a small hallway, a practical space for coats and shoes before stepping through into the main living area.

The living room feels bright and welcoming, with plenty of space for both living and storage. Stairs rise neatly from the living room to the first floor, keeping the space feeling open.

To the rear is the kitchen fitted in a functional layout with worktop space along the wall and room for all the essential appliances. It's a practical cooking space that connects well with the rest of the ground floor.

Upstairs, the landing has ample built in storage space. It leads through to the generously sized bedroom that offers space for double bed, storage & even a desk setup.

The bathroom is positioned off the landing and is neatly arranged with a bath, WC, and wash basin, making good use of the available space.

The garden, which you can access through french doors from the living room, is an impressive size for the style of house and has been designed for low maintenance, being mainly laid to gravel. It offers plenty of room for outdoor seating, entertaining, or potted plants, and is a versatile space you can easily make your own. A useful shed provides extra storage for tools, bikes, or garden furniture.

The property comes with two allocated parking spaces to the side plus a further space to the front.

KEY FEATURES

- Impressive Garden
- Several Allocated Parking Spaces
- Living Room
- Kitchen
- Bathroom
- Double Bedroom



Winkworth

Newbury

01635 552552 | newbury@winkworth.co.uk

Winkworth

for every step...





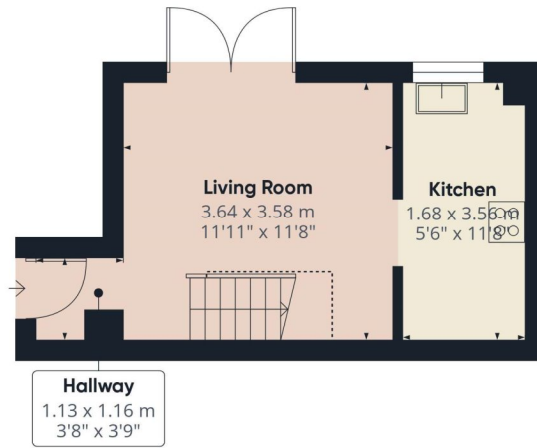
MATERIAL INFO

Tenure: Freehold

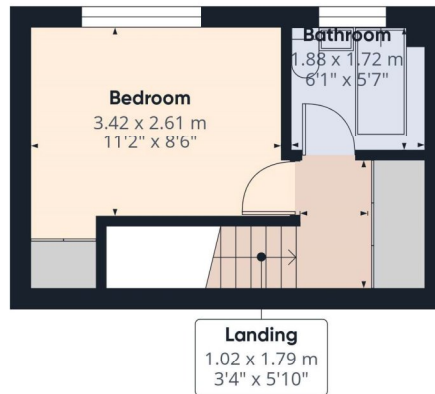
Council Tax Band: B

EPC rating: C

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



Ground Floor



Floor 1

**Approximate total area⁽¹⁾**

36.8 m²
396 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

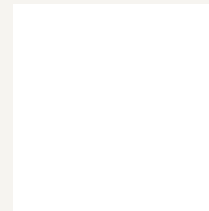
..... Below 1.5 m/5 ft

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		92 A
81-91	B		
69-80	C	74 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


<https://www.winkworth.co.uk/sale/property/NEB260030>

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.

Newbury01635 552552 | newbury@winkworth.co.uk**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.