



Derwent Road, Thatcham, Berkshire, RG19

£300,000 *Freehold*



A fantastic two bedroom end of terraced house on a popular residential development.

Located to the west of Thatcham, close to the Nature Reserve and historic reed beds, this ideal first-time buyers and home mover's property is in good condition throughout and offers the option of moving straight in.

As you enter the property you're greeted by entrance hallway that is perfect for storing shoes and coats. You then walkthrough to the living space with large south facing window letting plenty of light into the room.

On the ground floor you also have the kitchen, that is large enough for family dining table, which has space for fridge/freezer, washing machine, dish washer and plenty of worktop & cupboard space. Up the stairs to the second floor, you have two double bedrooms and a family bathroom.

There is both front and rear gardens. You can enter the rear garden from either the doors from the kitchen or the back gate. The garden is mainly laid to lawn but also offers great patio space.

There is a private allocated parking space to the rear of the property. The property is connected to all mains utilities.

There is ultrafast broadband available and no known mobile connectivity issues at the property.

EPC: D

West Berkshire Council Tax Band: C

KEY FEATURES

- Two Double Rooms
- Living Room
- Kitchen
- Garden
- Parking
- Bathroom
- Gas Central Heating
- End of Terrace

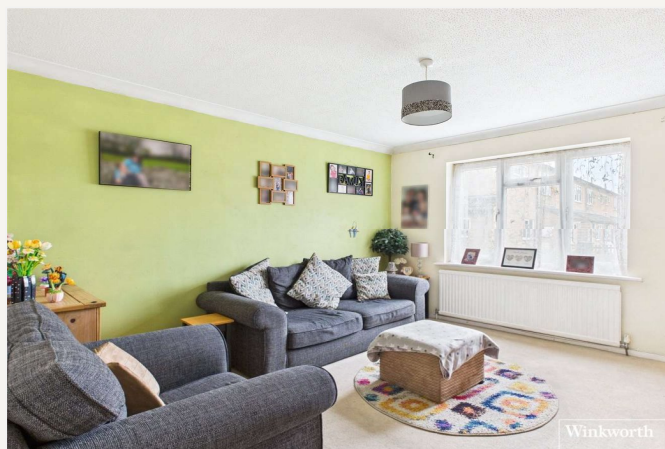


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MATERIAL INFO

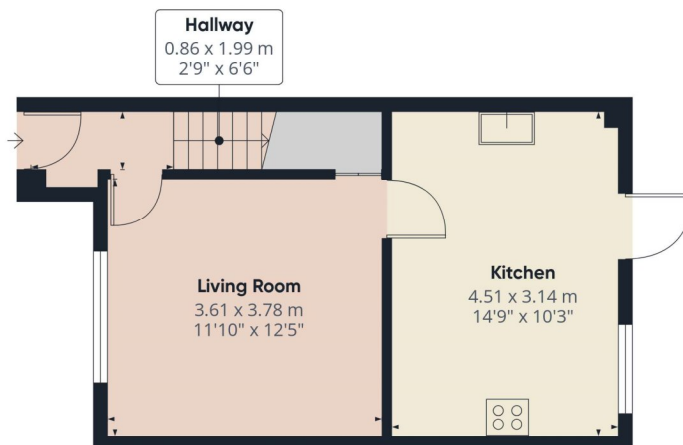
Tenure: Freehold

Council Tax Band: C

EPC rating: D

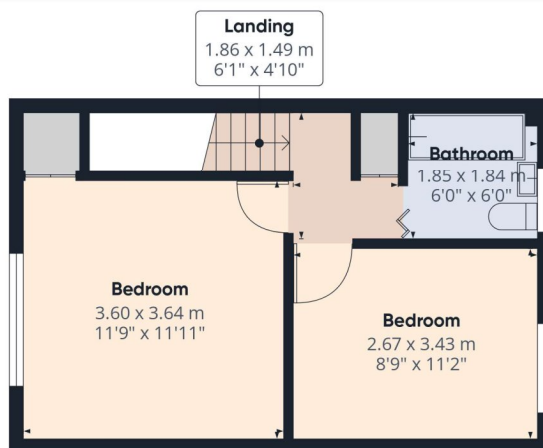
Broadband: Ultrafast available

Mobile Signal: No issues



Ground Floor

Approximate total area⁽ⁿ⁾
62.5 m²
674 ft²



Floor 1

(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		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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