



## Broadmeadow End, Thatcham, Berkshire, RG18

£250,000 *Freehold*



**\*\*CLOSED CHAIN\*\*** A beautifully presented one bedroom semi-detached house with a single storey extension and west facing rear garden.

As you enter the property, you're greeted by the living room with an archway leading through to the kitchen, creating the open plan living space. The previous owners extended to the rear offering an additional reception space. The ground floor has been redecorated throughout, including new underfloor heating and LVT flooring. The kitchen features integrated appliances and views through the extension onto the rear garden.

To the first floor is a generous double bedroom, with a large storage cupboard and bay window, as well as air-conditioning. The bathroom consists of white tiling with a large walk in shower. There are two additional storage cupboards upstairs.

To the front of the property is a low maintenance garden, followed by gravel storage area to the side of the house. To the rear is a great sized garden offering a decked area, patio and astro turf. The garden faces west and offers side access.

In accordance with the Estate Agents Act 1979, we disclose that the seller of this property is an employee of Winkworth Newbury.

### KEY FEATURES

- 43.1m<sup>2</sup>/464ft<sup>2</sup>
- Kitchen
- Conservatory
- Living Room
- Bedroom
- Bathroom
- West Facing Garden
- Off Street Parking



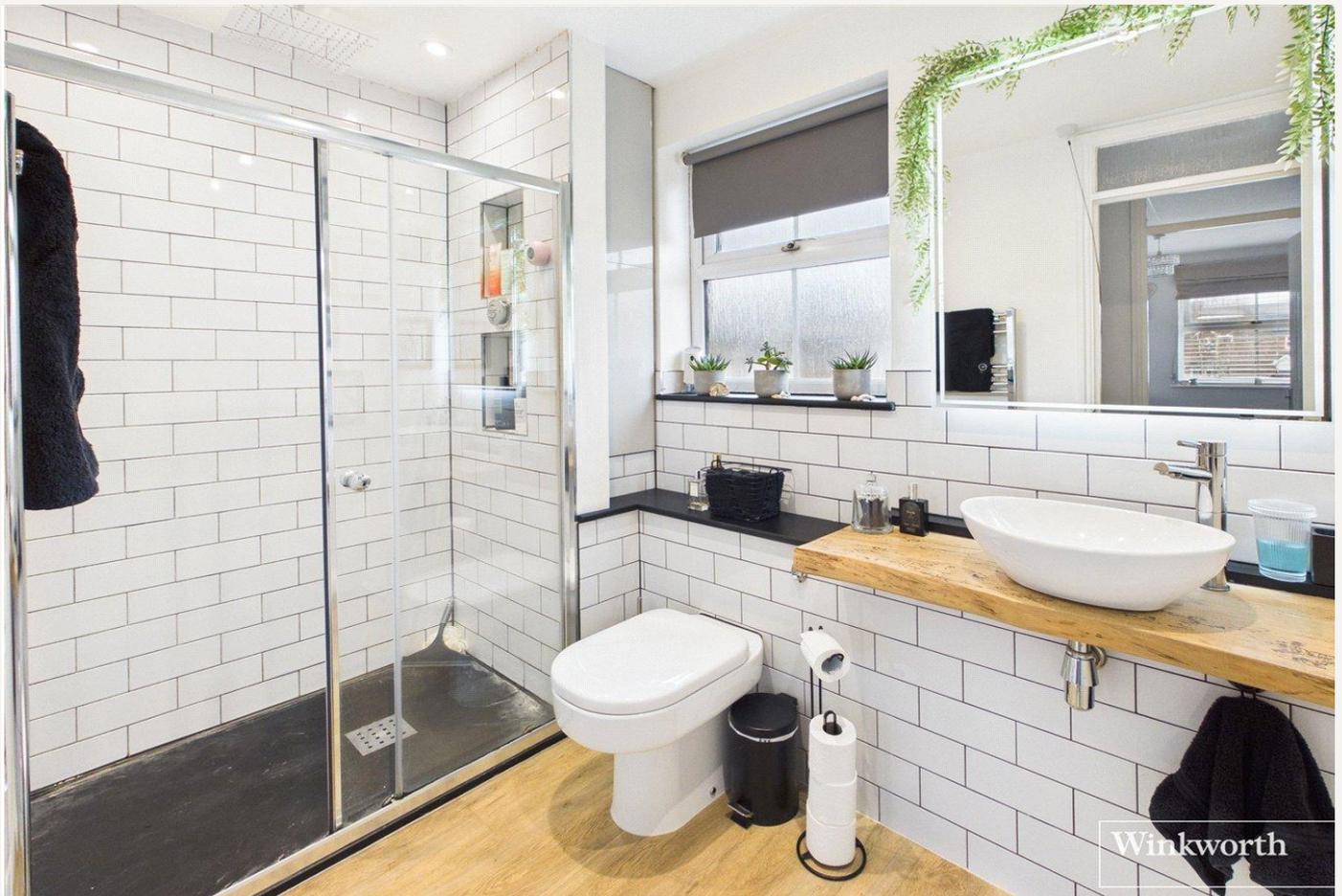
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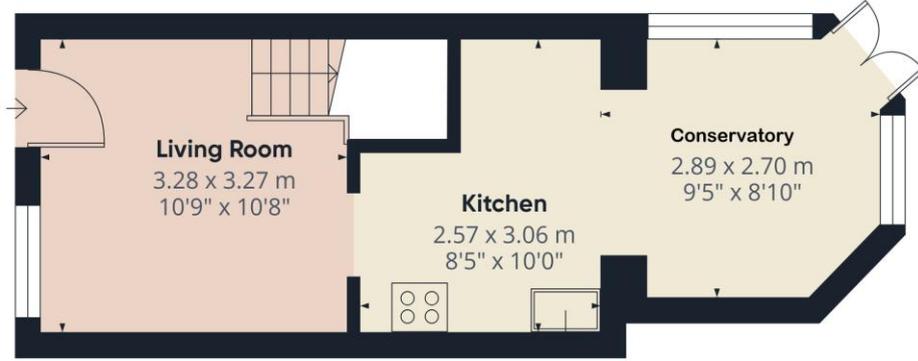




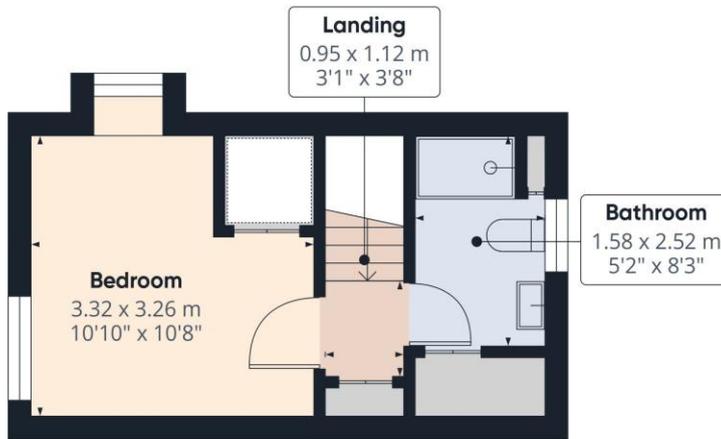
## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** C  
**EPC rating:** D

The property is connected to all mains, apart from gas where it has been capped off at the front door but could easily be reconnected. The property operates on electric underfloor heating. There is Ultrafast broadband in the area and there are no known mobile coverage issues.



Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
43.1 m<sup>2</sup>  
464 ft<sup>2</sup>

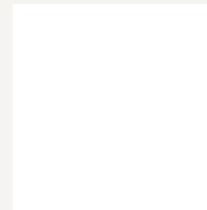
(1) Excluding balconies and terraces

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
69-80	C		
55-68	D	55 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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