



FREEHOLD GUIDE PRICE

£245,000

2 Webbs Acre

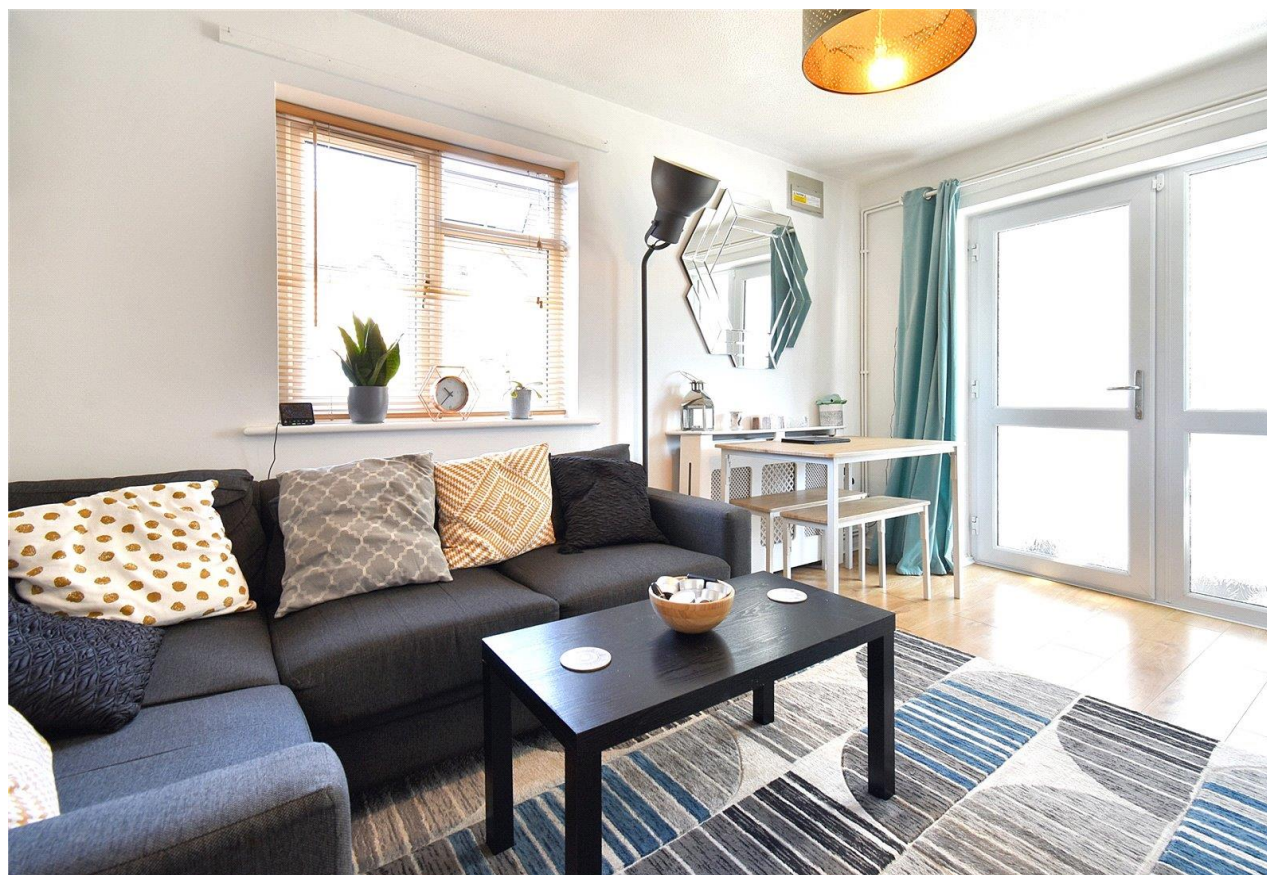
Thatcham RG19 4YD



A beautifully presented semi detached house situated in a quiet cul-de-sac in Thatcham benefitting from a garage, driveway parking and with the potential to extend (STPP).

- Semi detached house
- Garage
- Private rear garden
- Potential to extend (STPP)

- Large front garden
- Driveway parking
- Modern fitted kitchen
- Close to railway station



SITUATION

Thatcham is a market town that offers a range of shops, supermarkets, schools and the Nature Discovery Centre, as well as being a short drive away from Newbury which has an excellent range of leisure and entertainment facilities including, of course, Newbury Racecourse. Thatcham itself has its own railway station, benefitting from the direct line to London Paddington, and excellent road links via the A34 and M4 motorway.

DESCRIPTION

The ground floor accommodation comprises an entrance porchway, a bright and airy living room with an understairs storage area and a door to the single garage, and a modern kitchen finished with white gloss units. To the first floor is a landing area, a large bedroom with built-in storage, and a family bathroom with a white suite.





OUTSIDE

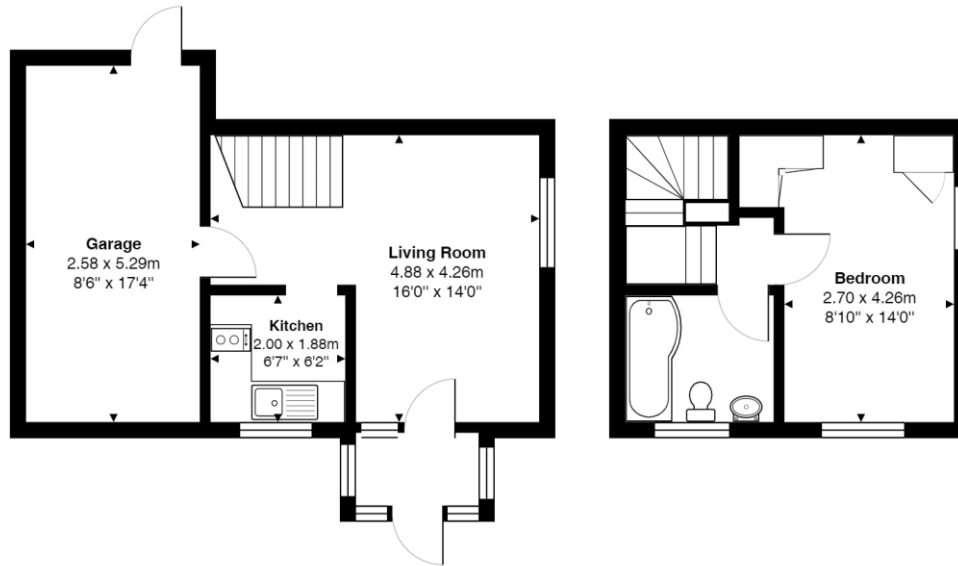
To the front of the property is a garage with the potential to extend STPP and a personnel door to the rear garden, driveway parking, and a generous front garden which is mainly laid to lawn. To the rear is a gravelled, low maintenance sunny garden which enjoys a patio area perfect for al fresco dining. The garden is fully enclosed with panelled fencing.

SERVICES & MATERIAL INFORMATION

The property operates on gas fired central heating.
EPC rating: D
Council tax band: B



2 Webbs Acre



Total Area: 58.2 m² ... 626 ft²

All measurements are approximate and for display purposes only



What3words: wimp.custom.nurtures



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