



**DOWNER & CO**

TRUSTED SINCE 1988

48 Paynesdown Road  
Thatcham RG19 3SG

£300,000



## Spacious Three Bedroom Mid-Terraced House

- Features.**
- Terraced three bedroom house
  - Potential to update and add value
  - Living/dining room
  - Walk to amenities
  - Cloakroom
  - South facing rear garden
  - Allocated parking to the rear
  - Gas central heating
  - NO ONWARD CHAIN

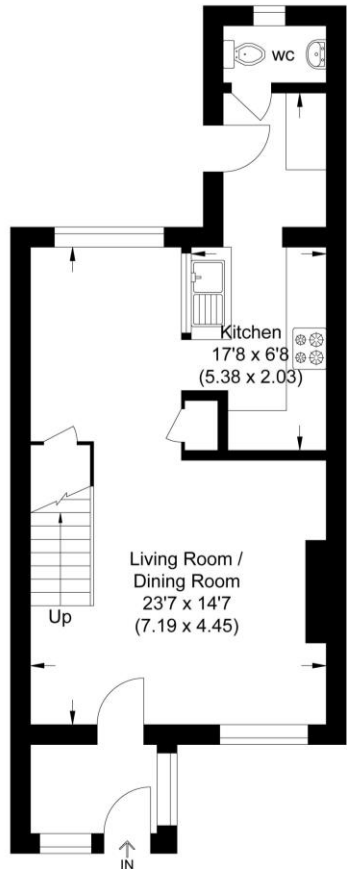




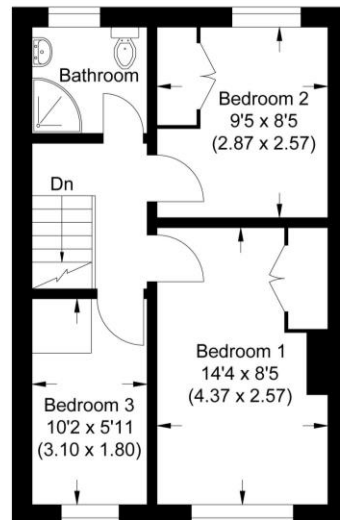
**Description.**

Spacious three bedroom mid-terraced house offering great family living space, situated to the west of Thatcham town centre and within walking distance of the local shop, Thatcham nature reserve and Henwick playing fields. The property would benefit from updating and would make an ideal first time buy or investment.

Approximate Gross Internal Area  
72.0 sq m / 775.0 sq ft



Ground Floor



First Floor



The accommodation comprises entrance porch, living/dining room, kitchen, cloakroom, two double bedrooms with built-in wardrobes, further bedroom and bathroom. Benefits include a south facing rear garden, allocated off-road parking to the rear, gas central heating and NO ONWARD CHAIN.

Illustration for identification purposes only, measurements are approximate, not to scale.



### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: F**

**COUNCIL TAX BAND: C**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

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