



DOWNER & CO

TRUSTED SINCE 1988

9 Ilkley Way
Thatcham RG19 3LG

£325,000



Stunning Two Double Bedroom Semi-Detached House

Features.

- Semi-detached
- Immaculately presented
- Two double bedrooms
- Kitchen/dining room
- Good size living room
- Large rear south facing garden
- Detached garage
- Driveway parking
- Gas central heating
- Walk to town/railway station and schools



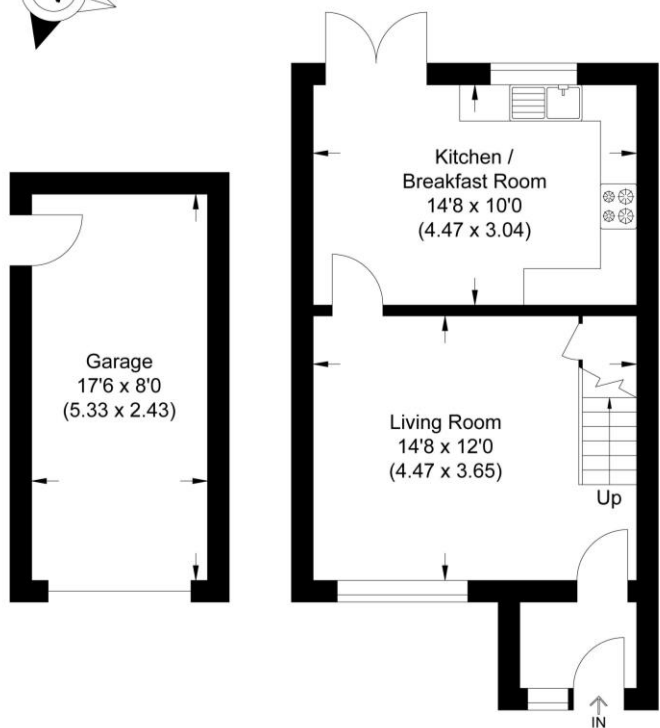


Description.

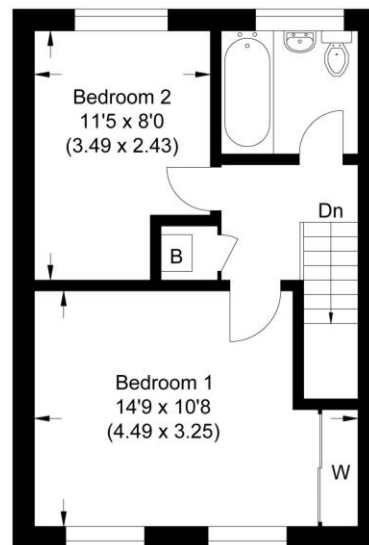
Absolutely stunning example of a two double bedroom semi-detached house, situated on the popular Moors development, within walking distance of the town centre, railway station and both primary and secondary schools.

The accommodation comprises entrance porch, living room, kitchen/dining room with french doors opening to the rear garden, two double bedrooms and bathroom. Benefits include a single garage, driveway parking, larger than average private rear south facing garden, additional flower garden to the front and gas central heating.

Approximate Gross Internal Area
63.55 sq m / 684.04 sq ft
(Excludes Garage)
Garage Area 12.95 sq m / 139.39 sq ft



Ground Floor



First Floor

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



EPC: C

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

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.

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