



DOWNER & CO

TRUSTED SINCE 1988

42 Nideggen Close  
Thatcham RG19 4HS

£225,000



## Well Presented One Bedroom Home

### Features.

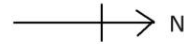
- NO ONWARD CHAIN
- One bedroom home
- West facing garden
- Quiet cul-de-sac
- Overlooks a small green
- Town centre
- Close to mainline railway station
- Great first time purchase or investment
- Allocated carport parking
- Service charge: £250 per annum



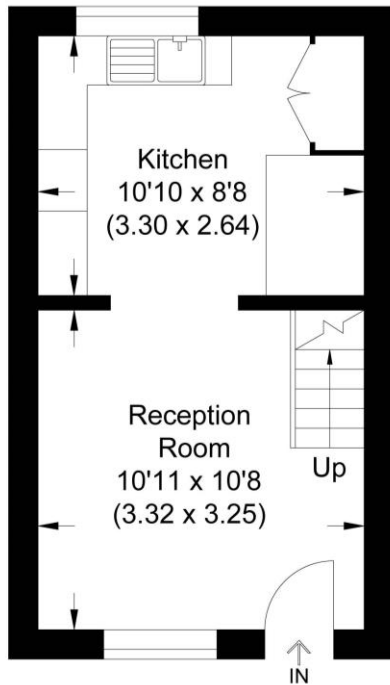


**Description.**

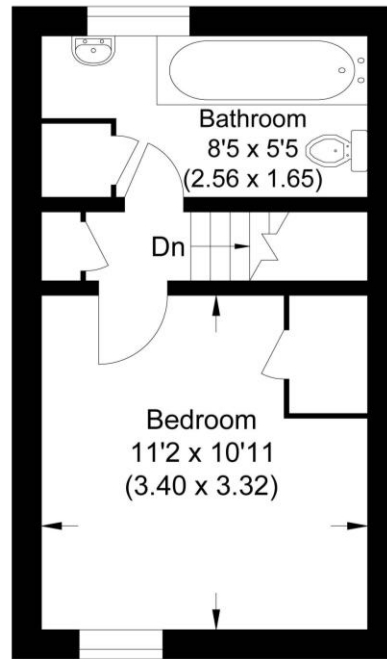
NO ONWARD CHAIN. Tucked away at the end of a cul-de-sac looking out over a small green is this well presented one bedroom home with west facing garden. The property is also within a very short walk of the town centre and not far from the mainline rail station to London Paddington and the West Country.



Approximate Gross Internal Area  
40.11 sq m / 431.74 sq ft



Ground Floor



First Floor

The accommodation consists of kitchen, living/dining room, bedroom and bathroom. Benefits include plenty of storage, allocated parking in a carport, gas-fired central heating and upvc double glazing.

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: D

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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