



DOWNER & CO

TRUSTED SINCE 1988

6 Draper Close, Thatcham RG19 3XQ
Price: £315,000

Features.

-  1
-  2
-  1

Description.

Located within walking distance of everything, both Spurcroft Primary and Kennet Secondary Schools, the town centre, the train station and open countryside! This immaculately presented two double bedroom end of terrace house with walled corner plot garden and garage is an ideal first time buy or investment property.

The accommodation comprises entrance lobby, kitchen, living/dining room, two double bedrooms and a family bathroom. Outside the walled corner plot garden has a decked terrace along with lawns and shed. The garage and parking is located a short walk away but offers off road parking for at least four vehicles. Viewings advised.



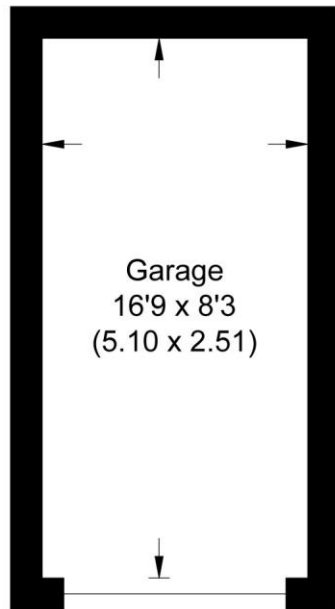
Location.

Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet Secondary School. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football club, cricket club, membership swimming pool, doctor and dentist practices. There is a mainline train station serving Reading and London (Paddington) and the West country and excellent road links via the A4, A34 and Junction 12 of the M4.

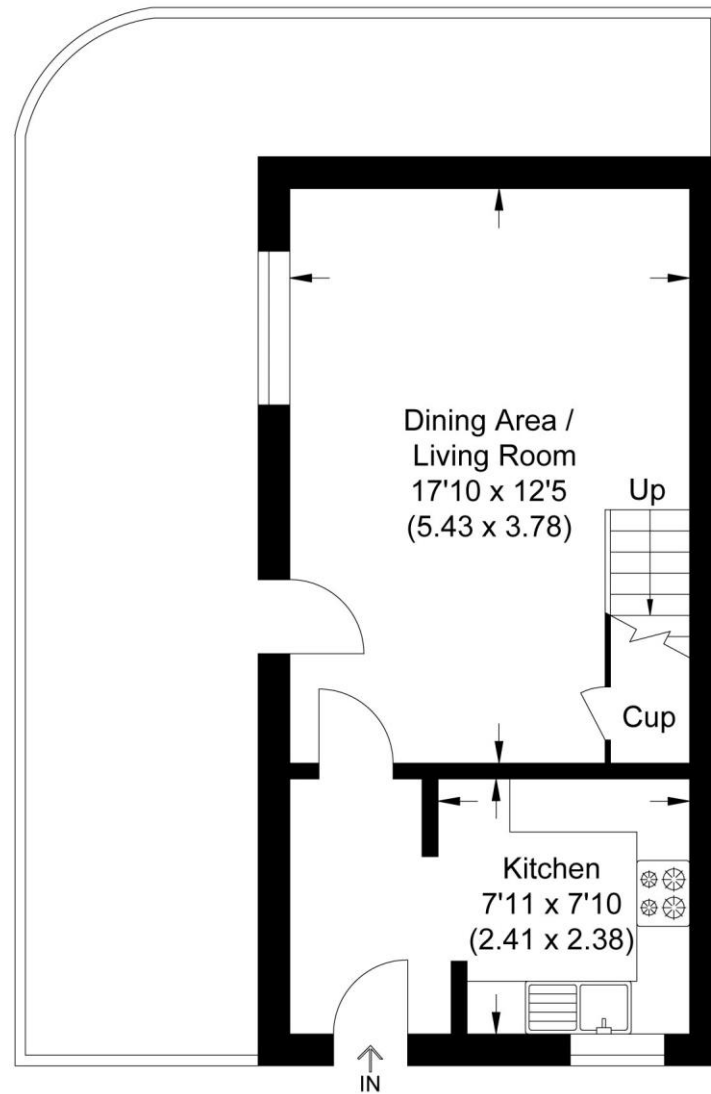




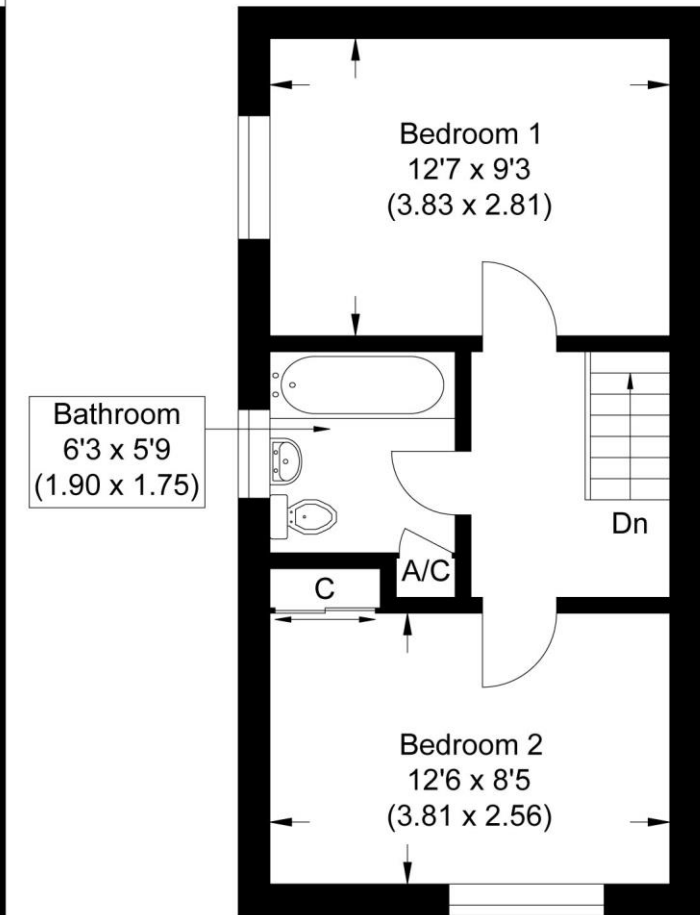
Approximate Gross Internal Area
60.40 sq m / 650.14 sq ft
(Excludes Garage)
Garage Area 12.80 sq m / 137.77 sq ft



Garage



Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

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
2025/2026: £2,148.42.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk