



6 Fletcher Court

Theale, RG7 5FH

Offers over £500,000 Freehold



DESCRIPTION
VP - No onward chain & 360 Virtual Tour.

Presented to the market is this three bedroom semi detached house with parking for two cars, walking distance to the village, local schools, parks, train station and business park. The property comprises entrance hallway, living room, WC, storage and an open plan kitchen/dining room. On the first floor there are three bedrooms, en suite to the master bedroom and a separate bathroom suite. The rear garden has a patio/astro turf lawn, side access and an impressive office/studio outbuilding.

Council tax band - D (West Berkshire)

SUMMARY OF ACCOMMODATION

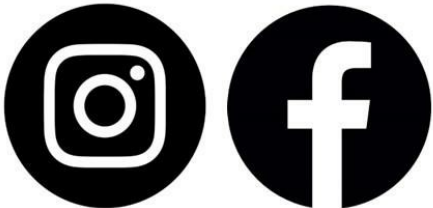
- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- PARKING FOR TWO CARS
- OFFICE/OUTBUILDING
- SIDE ACCESS TO REAR OF PROPERTY
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- CUL DE SAC LOCATION
- 360 VIRTUAL TOUR
- THREE BEDROOMS



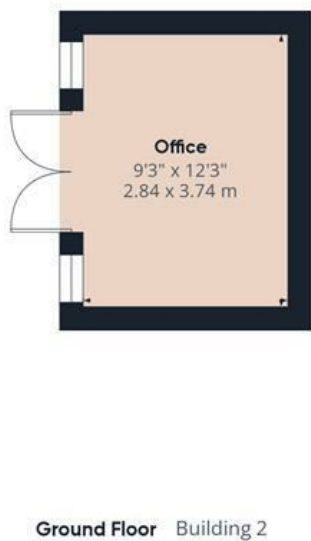
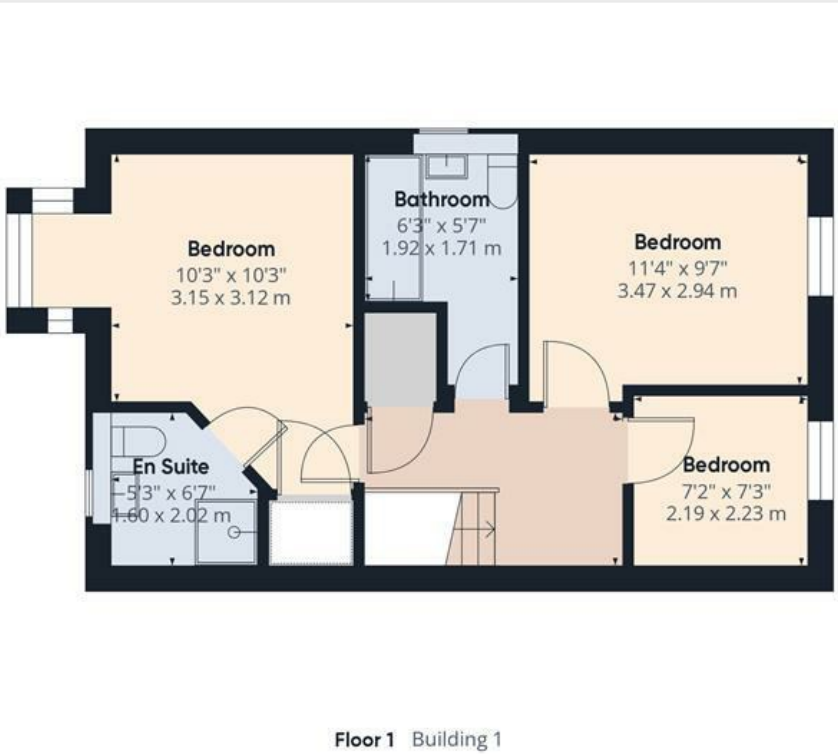
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾
1057.33 ft²
98.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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