



11 Westfield Road Thatcham Berkshire RG18 3EL

**11 Westfield Road Thatcham Berkshire RG18 3EL**

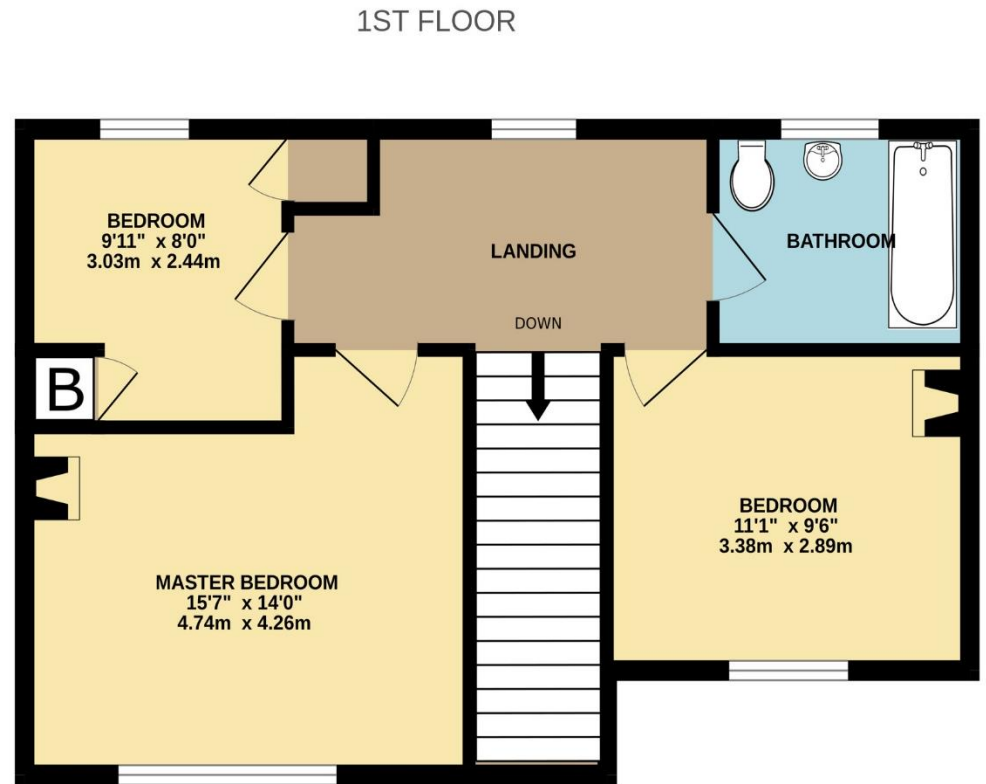
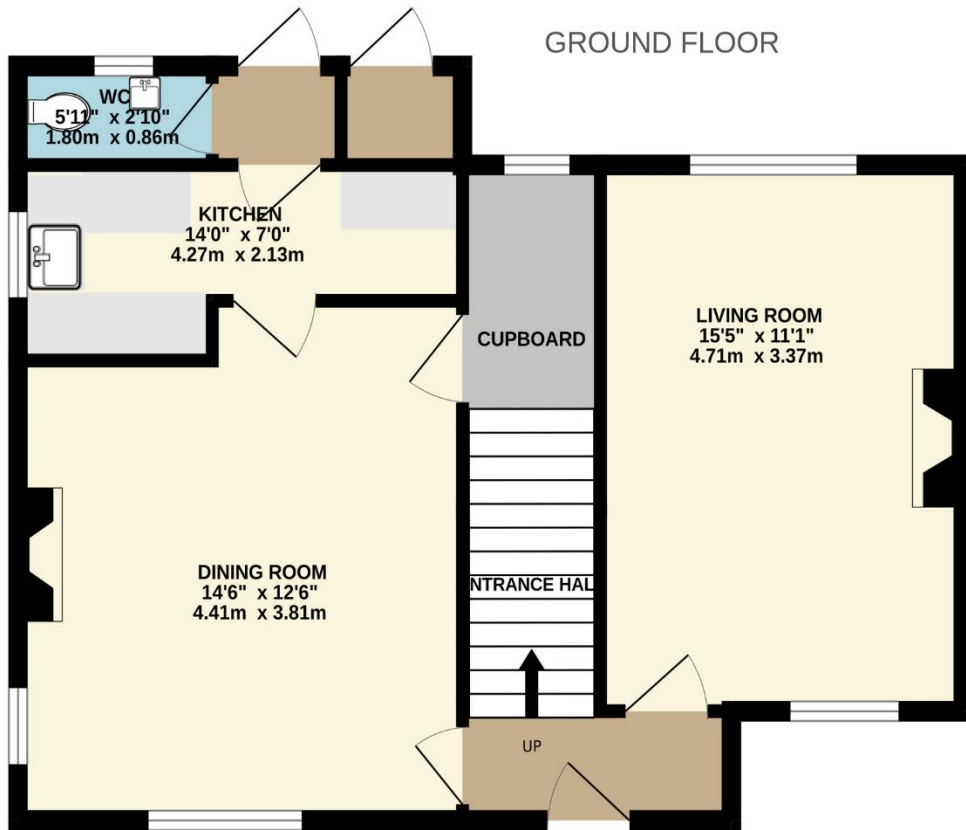
**Price Guide £300,000 Freehold**

**An older style 1950's semi detached home offering spacious accommodation over two floors that requires complete modernisation. Comprising entrance hall, dual aspect sitting room with open fireplace, separate dining room, kitchen, lobby and cloakroom. The first floor comprises three generous bedrooms, large landing and a family bathroom. The property benefits from having the potential to be extended subject to the usual planning permissions. Outside offers ample parking to the side of the property and enjoying a mature long rear garden laid mainly to lawn with well stocked shrubs and flower borders. Walking distance of Henwick Fields and within easy access to both Thatcham and Newbury town centres. Benefitting from Gas fired central heating and UPVC double Glazing.**

**No Ongoing Chain with Vacant Possession**

**Directions: Leave Thatcham Broadway turning left onto the A4 Bath Road towards Newbury. Continue through a set of traffic lights and at the next set of traffic lights turn right into Northfield Road. Take the third turning on the left into Westfield Road and the property will be found on your right.**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Council Tax Band: C £1932.39 pa**

**Nearest Bus stop: Westfield Road 0.1 km**

**Nearest Train station: Thatcham 2.7 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

