



9 Ullswater Close Thatcham Berkshire RG19 3UJ

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Price Guide £330,000 Freehold

A well-presented family home with an integral garage located a short distance from the picturesque Lakes and Nature Reserve on the western fringes of Thatcham town centre. This spacious modern mid-terraced property benefits from an enlarged and recently refitted gloss-finished Kitchen and lounge / Dining Room overlooking the well-proportioned rear Garden, on the first floor there are three generous size Bedrooms, plus a four-piece Bathroom including a corner Shower and rolltop Bath. Outside there is an Integral Garage with driveway parking in front and to the rear of the property is a good-sized rear Garden, laid to lawn with vegetable garden, flower borders, and patio area. There is a rear pedestrian access.

Covered Porch

- ❖ **Living Dining Room**
- ❖ **Well-fitted and equipped gloss finished Kitchen**
- ❖ **Three Good Size Bedrooms**
- ❖ **Family Bathroom with Corner Shower and roll top Bath**
- ❖ **Gas Central Heating and UPVC Double Glazing throughout**
- ❖ **Integral Garage with driveway parking**
- ❖ **Adjacent to a popular primary school and Nature Reserve**
- ❖ **Viewing Highly Recommended**

Directions: From Thatcham Broadway proceed out on the southern end into Church Gate. Continue until reaching a roundabout. Proceed straight across into Lower Way. Take the fourth turning tight by the primary school into Derwent Road. Take the first right into Ullswater Close and the property will be found on the left.

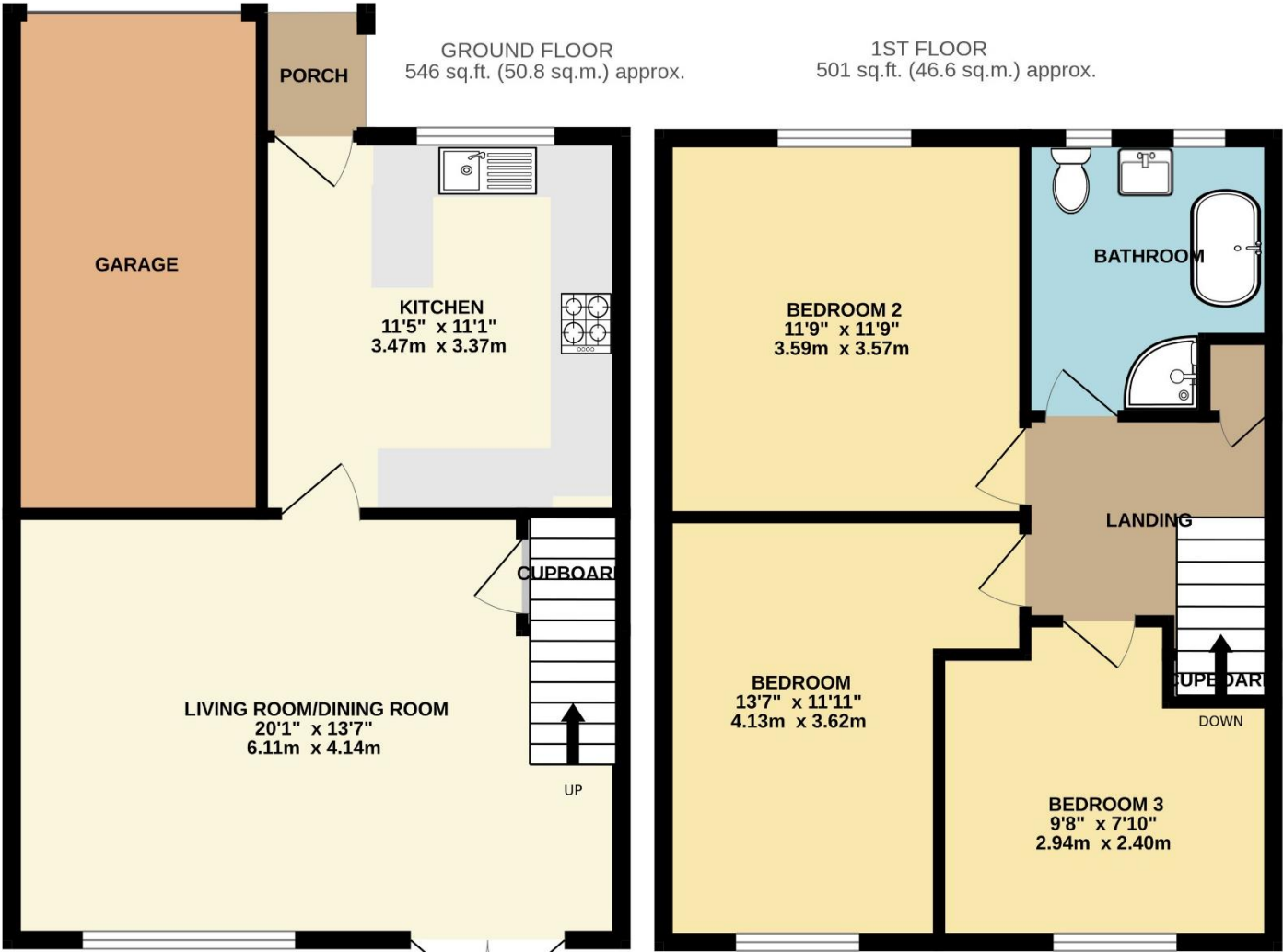


Council Tax Band: C £1932.39

Nearest Bus Stop: Lower Way 0.2 km

Nearest Train Station: Thatcham 2.5 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1048 sq.ft. (97.3 sq.m.) approx.

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.

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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(s).

