



32 Westfield Road Thatcham Berkshire RG18 3EJ

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Price Guide £320,000 Freehold

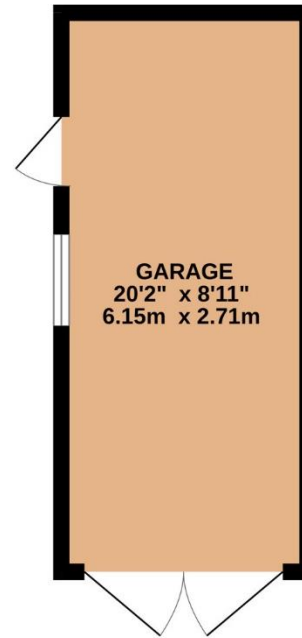
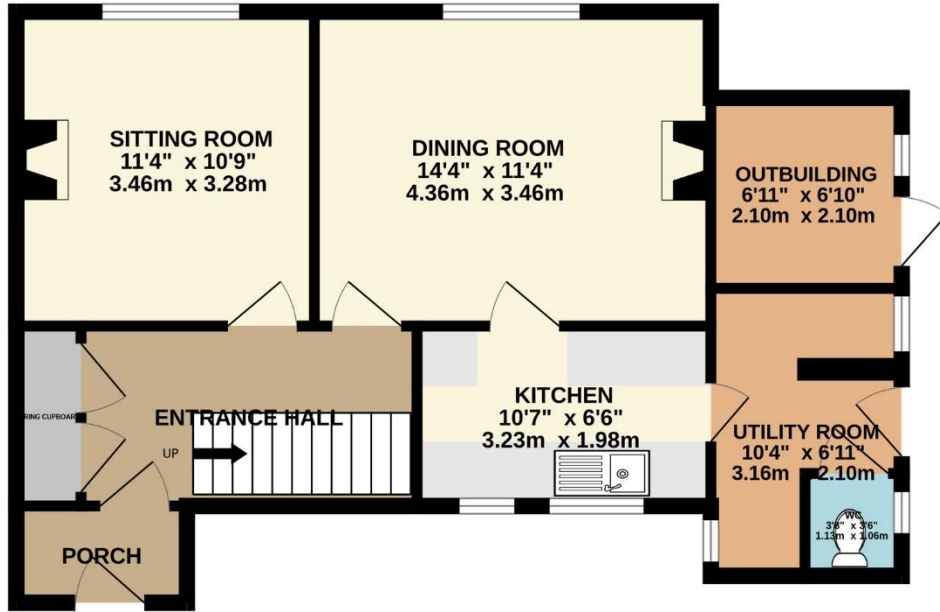
An older style 1950's semi detached home offering spacious accommodation over two floors that requires complete modernisation. Comprising entrance hall, sitting room with open fireplace, separate dining room, kitchen, utility room and cloakroom. The first floor comprises three generous bedrooms, large landing and a family bathroom. The property benefits from having the potential to be extended subject to the usual planning permissions. Outside there is a 20' Detached Garage plus ample parking to the front and of the property and enjoying a corner plot mature long west and south rear facing 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

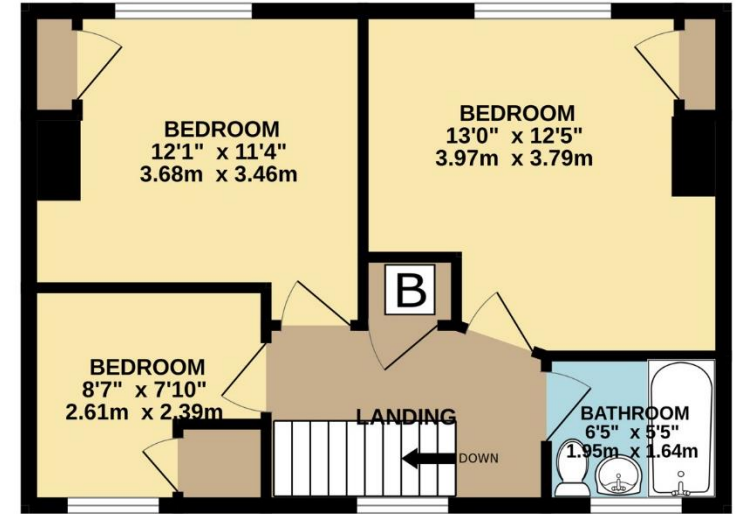
Directions: Leave Thatcham Broadway turning left onto the A4 Bath Road towards Newbury. Continue through a set of traffic lights and at the next set of traffic lights turn right into Northfield Road. Take the third turning on the left into Westfield Road and the property will be found on your left.



GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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Council Tax Band: C **£1932.39 pa**

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

Nearest Train station: Thatcham **2.7 km**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
(92-100) 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	

AWAITING EPG

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

