



106 Mount Road Thatcham Berkshire RG18 4LB



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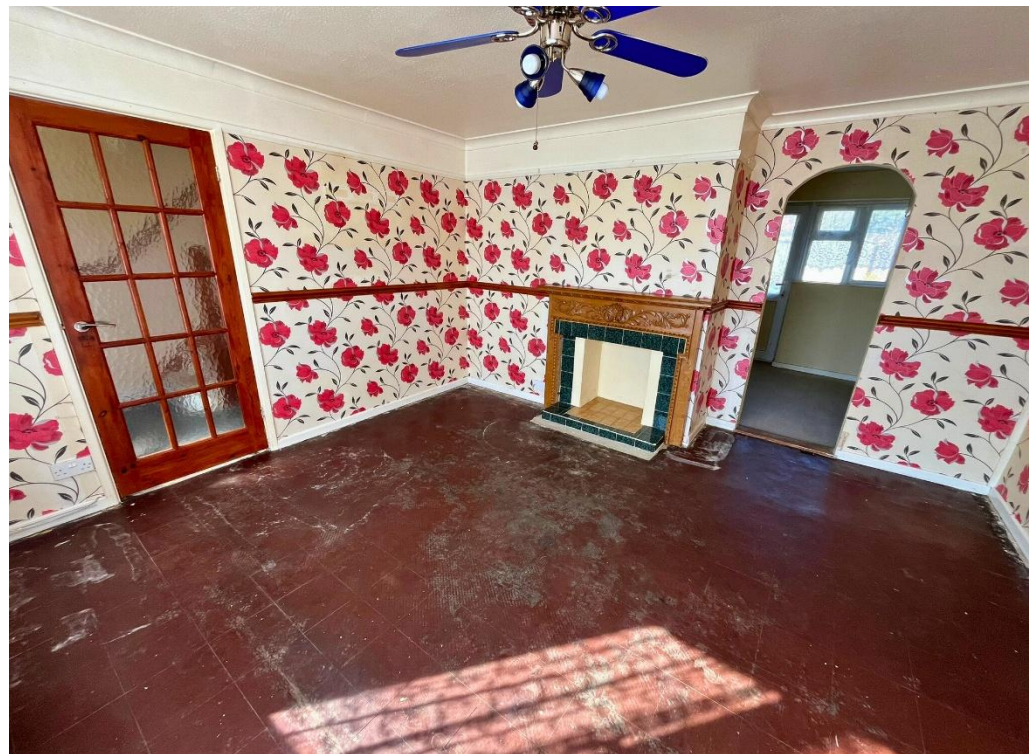
**Guide Price £275,000 Freehold**

A family-sized, three-bedroom end-terrace house located on the outskirts of Thatcham town centre. The property needs a little updating, but it is offering well-planned and generously proportioned rooms. The accommodation comprises an Entrance Hall, a 13' living room, a 19' kitchen/Dining Room overlooking the secluded rear Garden, and three good-sized bedrooms, plus a Shower Room. The Gardens are private and well secluded, laid to lawn. Useful brick-built Outbuilding plus two large workshops/ Sheds. Gas radiator, central heating and UPVC double glazing. Walking distance to local shops, two primary schools, playing fields, and within the Kennet Secondary School catchment.

**No Ongoing Chain and Viewing is Highly Recommended**

### **Directions**

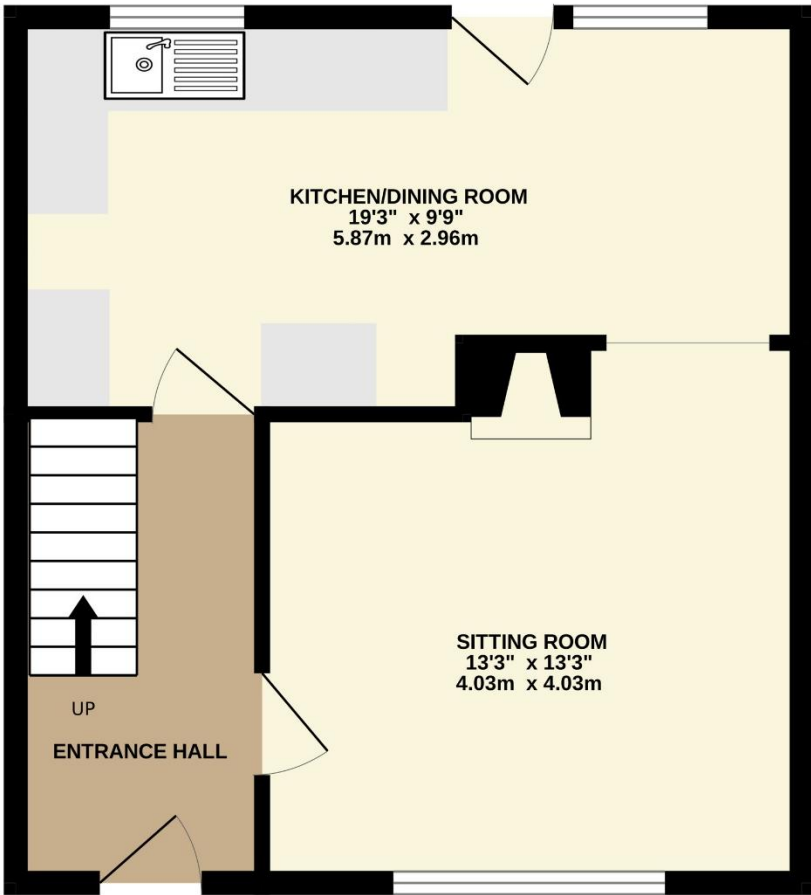
From Thatcham Broadway, turn right onto the A4 Bath Road towards Reading. Proceed through the first set of traffic lights, then immediately turn left into Park Avenue. Proceed to the top of the road and where the road starts to bend left, turn right onto Mount Road, and the property will be found immediately on the left-hand side.



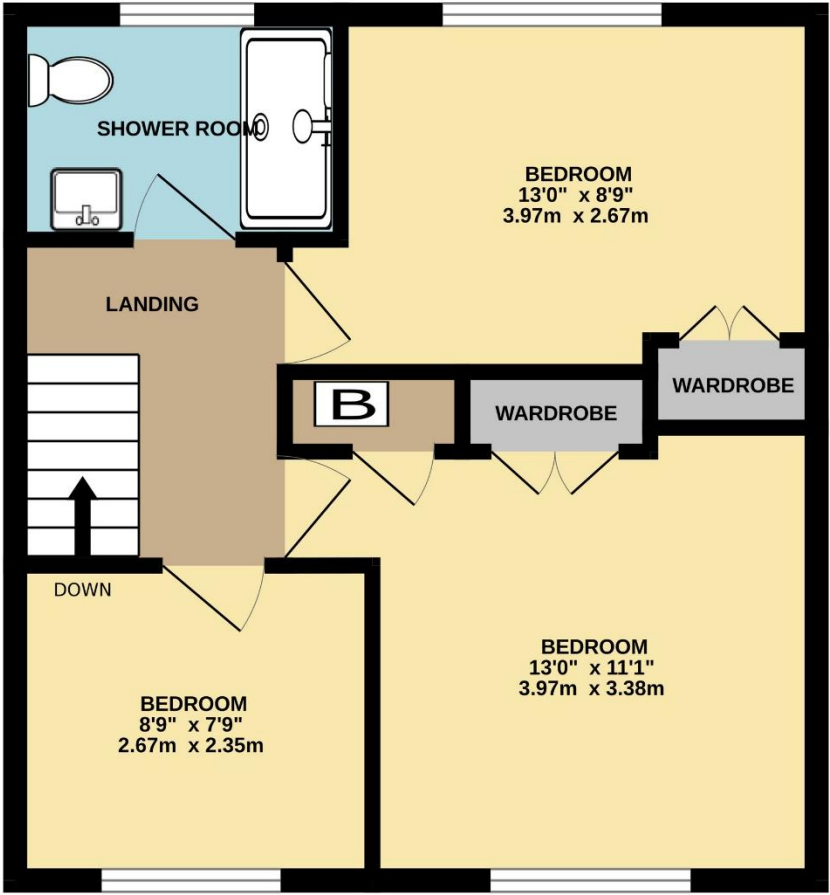
Council Tax Band: C £2148.42 pa  
Nearest Bus stop: Park Avenue 0.1 km  
Nearest Train station Thatcham 1.7 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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



