



26 Cairngorm Road Thatcham Berkshire RG19 3FT

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Price Guide £275,000 Freehold

A modern three bedroom home in a quiet cul-de-sac on the sought-after Moors development. Benefitting from a good size Garden. The property comprises a 15’ Sitting Room 12’ Kitchen/Dining Room, Timber constructed Sun Room. On the first floor, there are three bedrooms and a family bathroom. The property includes gas central heating and UPVC double glazing. To the front of the property is a small lawned garden with a good size Driveway which has space for a Garage (subject to the usual consents) The enclosed and private rear garden enjoys an east facing aspect. Located close to the town centre shops, banks and post office, doctors’ surgery, pubs, and restaurants. Thatcham railway station is only a ten-minute walk away and is also on the doorstep of Thatcham’s popular Lakes and Nature Reserve.

Offered with No Ongoing Chain

Directions Leave Thatcham Broadway at the southern end onto Station Road. At the mini roundabouts turn right onto The Moors. Then take the third left into Ilkley Way. Take the second right into Cairngorm Road. Proceed around the right hand bend and the property will be found on the right.

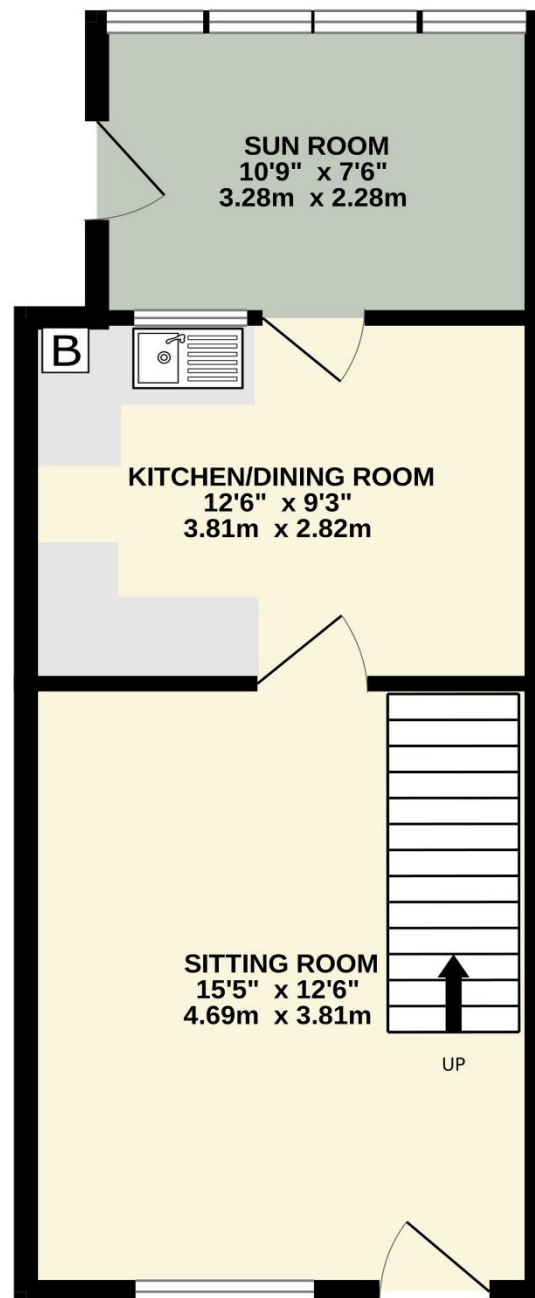
Council Tax Band:	C	£2148.42 pa
Nearest Bus stop:	Ilkley Way	0.1 km
Nearest Train station	Thatcham	1.2 km



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



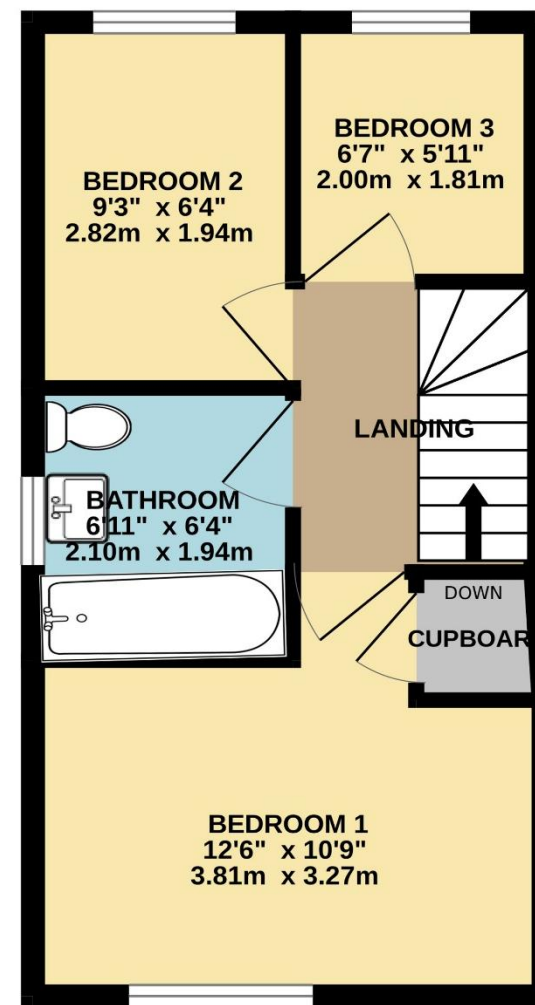
GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



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 contracts

