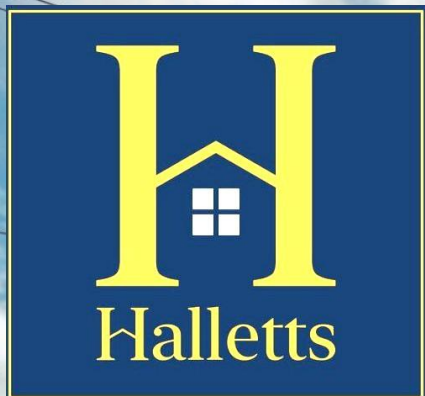




27 Harts Hill Road Thatcham Berkshire RG18 4QP

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Guide Price £270,000 Freehold

A family-sized older style three-bedroom semi detached house standing on a large Garden with excellent potential to extend. Located on the outskirts of Thatcham town centre with views over Dunstan Green. The property needs complete updating, but it is offering well-planned and generously proportioned rooms. The accommodation comprises an Entrance Hall, 14' Sitting Room, a 15' Kitchen/Dining Room, Ground floor Bathroom. Timber Lean to Outbuilding. To the first floor there are Three good-sized bedrooms The Gardens are of an excellent size, mainly laid to lawn. Useful Two large workshops/ Sheds. 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 a set of traffic lights and after the second set of lights then immediately turn left into Harts Hill Road. The property will be found a short distance on the left-hand side.

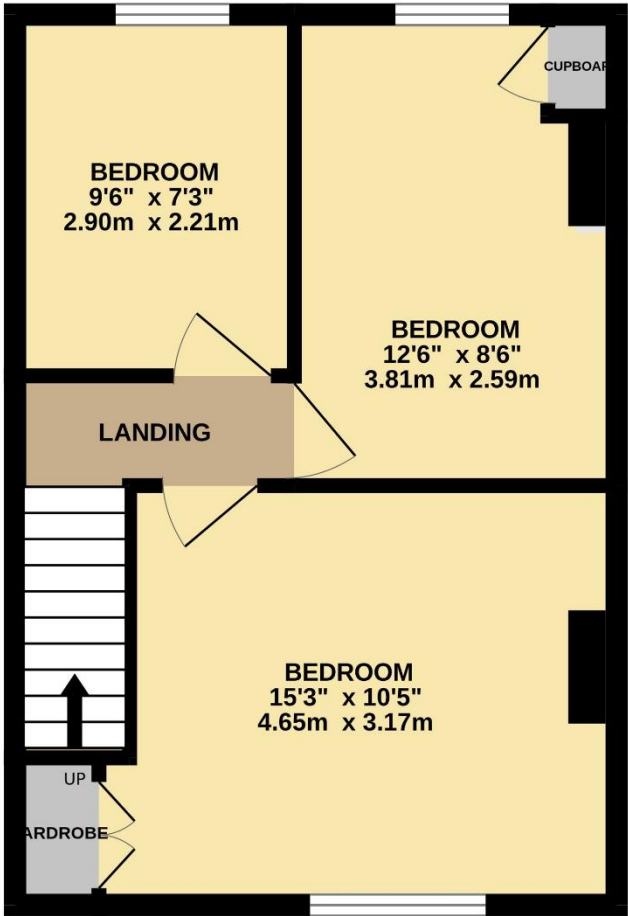
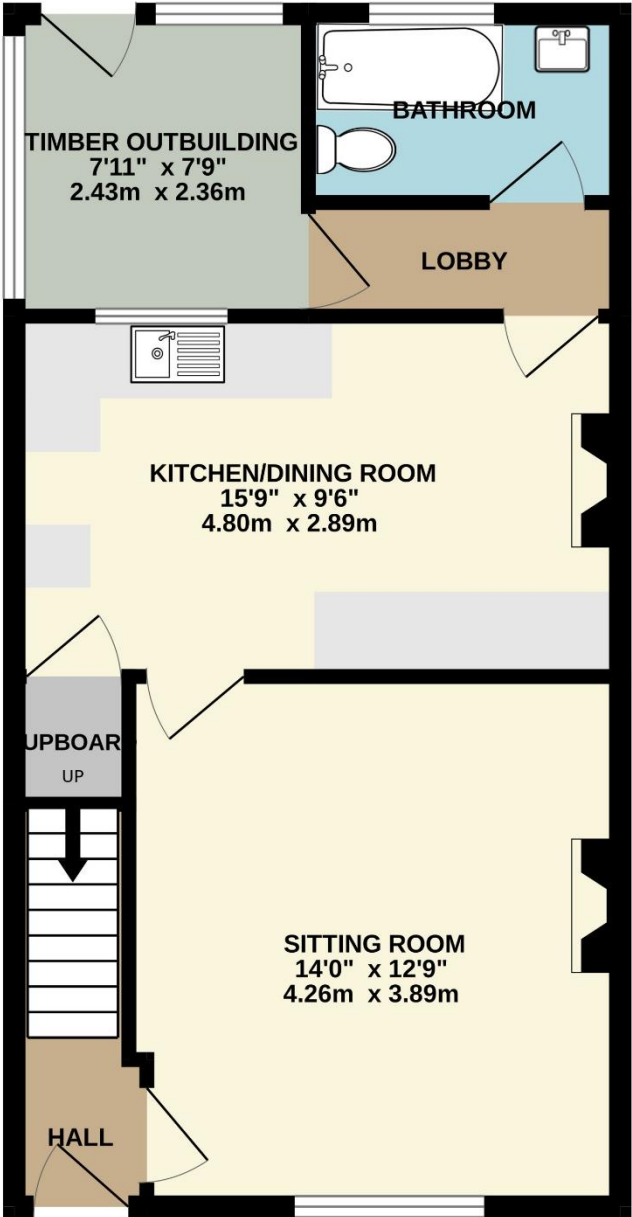


Council Tax Band: C
Nearest Bus stop: Harts Hill Road
Nearest Train station: Thatcham

£2148.42 pa
0.1 km
1.5 km



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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

