



**Well House Lane
Frilsham, Thatcham, Berkshire RG18 9UY**

£1,950 PCM

NEA LETTINGS: This delightful semi-detached cottage located in the quiet village of Frilsham, boasts two double bedrooms and a spacious reception room. The property features a modern and well-maintained bathroom located on the ground floor. One of the highlights of this property is the large garden, offering vast views over the quiet countryside of West Berkshire. The property also benefits from ample driveway parking for you and any guests. TBC - Please note the property is not on mains drainage, but has a cesspit - is this shared with No1.????? EPC Rating E.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

Well House Lane, Thatcham, Berkshire RG18 9UY

- NEA Lettings
- Semi Detached Cottage
- Two bedrooms
- Driveway parking
- EPC Rating E
- Frilsham, Thatcham
- Furnished
- Large garden
- Council Tax Band D
- Available 1st October

Entrance/Porch

Enclosed front porch with door leading to kitchen.

Kitchen



Good sized kitchen with dual aspect windows overlooking the garden. Appliances include fridge/freezer, dishwasher, washing machine, electric hob and oven.

Living Room



Spacious living room with windows overlooking the garden. Furniture includes sofa, table with 4 chairs, bookshelf and TV.

Bedroom One



Carpeted double bedroom with window looking to rear garden. Furniture includes King size double bed, two bedside tables with lamps and wooden storage unit.

Bedroom Two



Carpeted double bedroom with window looking to front of property. Furniture includes double bed, bedside table with lamp and wooden storage unit.

Bathroom



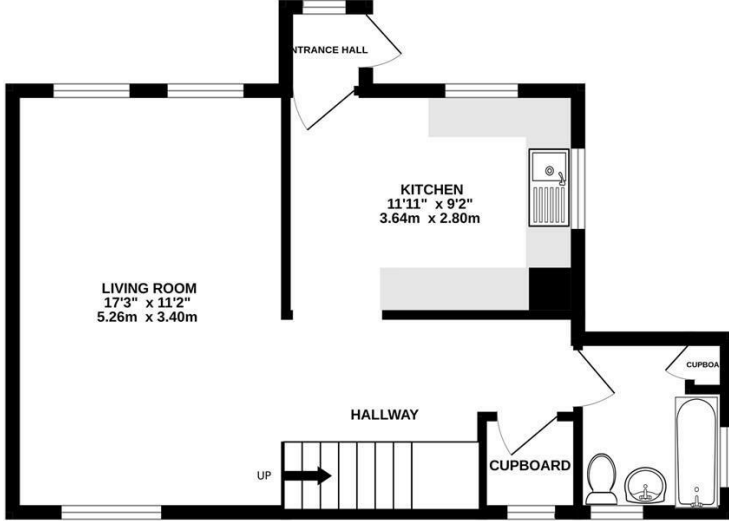
A modern ground floor bathroom comprising of bath with shower attachment, WC and sink. There is a cupboard housing the boiler.

Garden

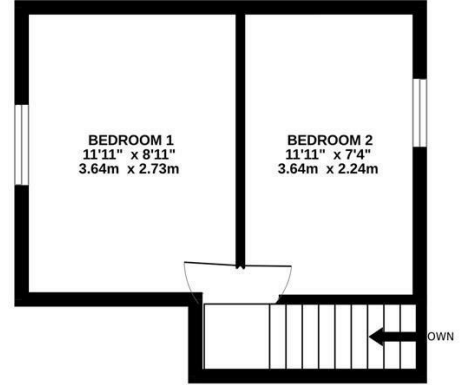


A rear garden with views across the countryside

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 893sq.ft. (83.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
EU Directive 2002/91/EC			
England & Wales			

