



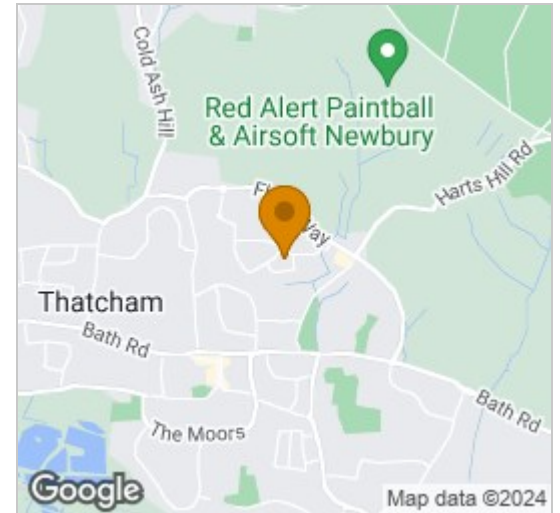
7 Crocus Mead
Thatcham, Berkshire, RG18 4DJ
£1,295 PCM



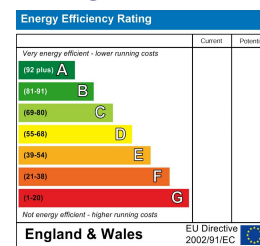
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



Immaculately presented, this 2 bedroom house also includes a single garage, driveway parking for 2 cars and enclosed private garden. On the ground floor there is the kitchen, downstairs cloakroom and good sized lounge with patio doors leading to patio area and predominately lawned garden with access to the garage. Upstairs there are 2 double bedrooms with fitted wardrobes to master and a family bathroom. New energy efficient boiler fitted. Fantastic location in peaceful, cul de sac within the Dunston Park development, this property provides great road links and is not to be missed!

REGRETTABLY NO PETS
AVAILABLE IMMEDIATELY - minimum term of 12 months.

EPC: Band D.
COUNCIL TAX: Band D = £2,289.67 for 2024/25.
ENERGY: Mains electric & Gas
INTERNET & MOBILE: Further information on availability and speeds can be found at checker.ofcom.org.uk

DEPOSIT INFORMATION:
At a rent of £1295 per calendar month:
Total Tenancy Deposit = 5 weeks rent £1494
(Holding Deposit = 1 weeks rent £298)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Gate House, 90 Bartholomew Street, Newbury, Berkshire, RG14 5DY
Tel: 01635 551911 Email: mail@girardlettings.co.uk www.girardlettings.co.uk