



8 Pavy Close, Thatcham RG19 4GR
Price: £320,000

Features.

-  2
-  2
-  1

NO ONWARD CHAIN

Description. Tucked away in a small close on the eastern edge of Thatcham, this two bedroom semi detached home has just been refurbished including a new kitchen, completely redecorated and carpeted throughout! The house being ready to move into, is positioned in a superb location within walking distance of local shops, the train station, Francis Baily primary school and Kennet secondary school.

The accommodation includes entrance hall, living/dining room, kitchen/breakfast room, two bedrooms and bathroom. Outside there is a pretty rear garden with access to the garage and has driveway parking to front for a couple of vehicles.



Location.

Pavy Close is a quiet cul-de-sac of homes within walking distance to the train station and just around the corner from Francis Baily primary school and Kennet secondary school.

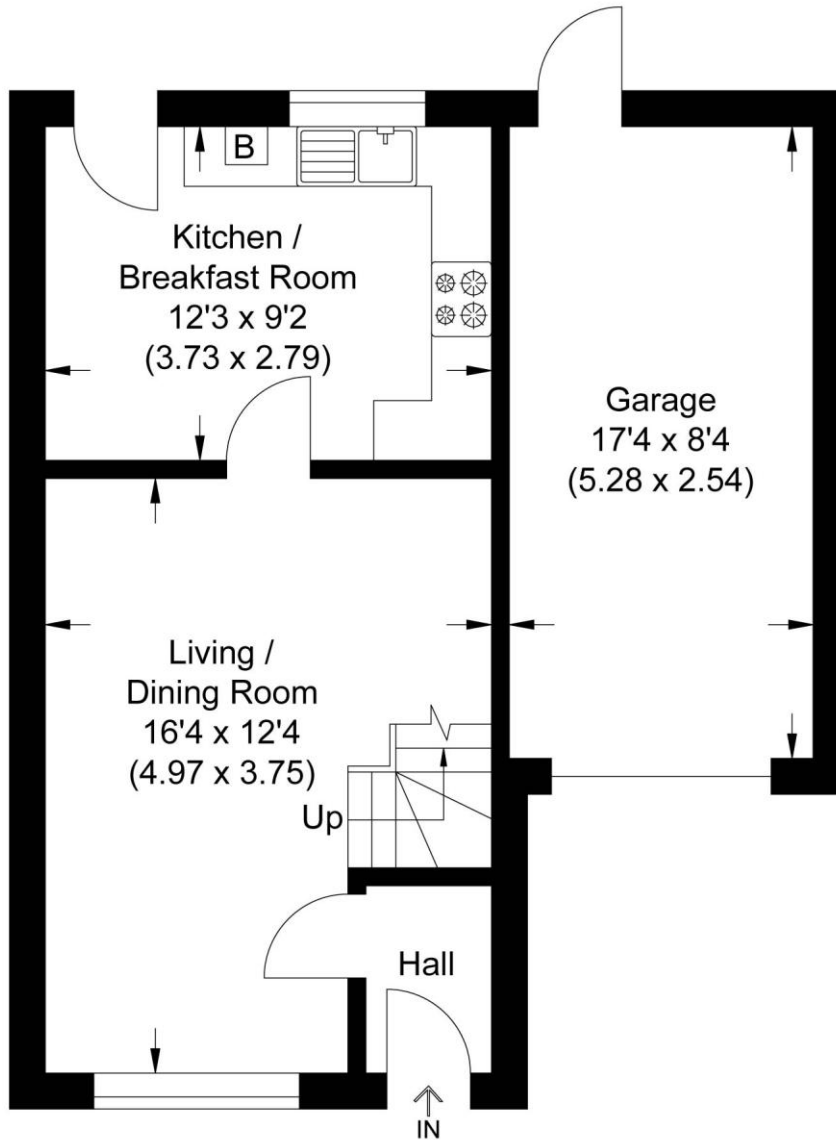
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet secondary school. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football club, cricket club, membership swimming pool, doctor and dentist practices. There is a mainline train station serving Reading and London (Paddington) and the West country and excellent road links via the A4, A34 and Junction 12 of the M4.



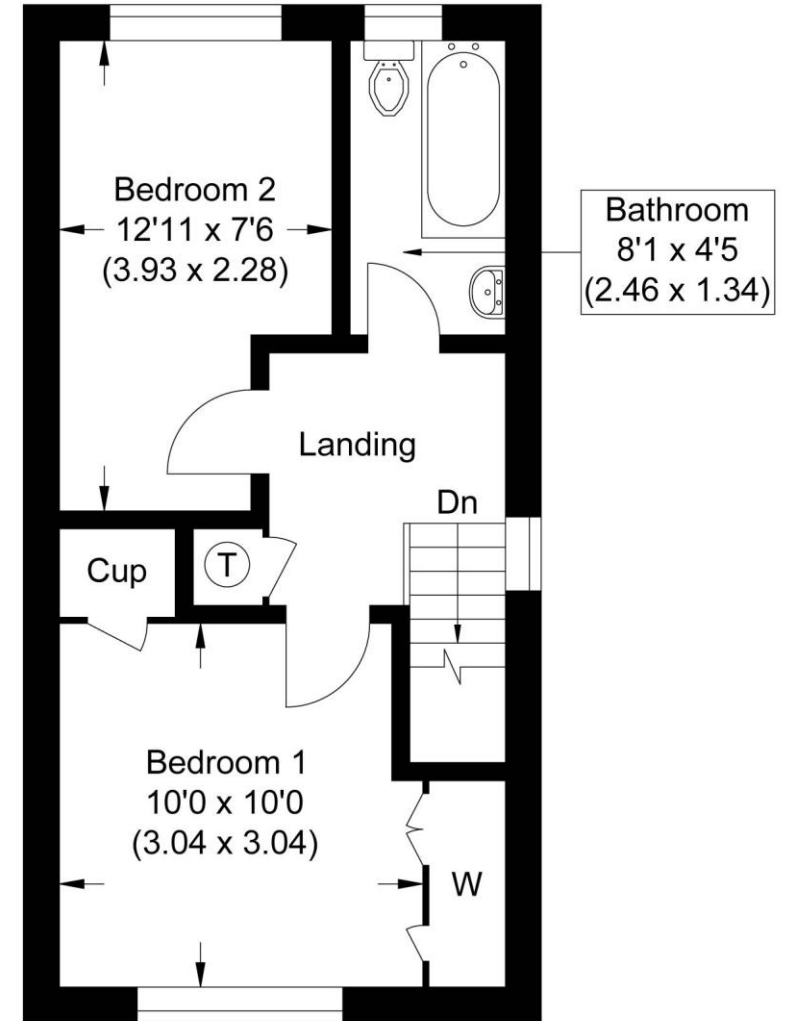


Approximate Gross Internal Area
59.01 sq m / 635.17 sq ft
(Excludes Garage)

Garage Area 13.41 sq m / 144.34 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: C
2026/2027: £2,260.26.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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