



29 Glaisdale Thatcham Berkshire RG19 3XJ

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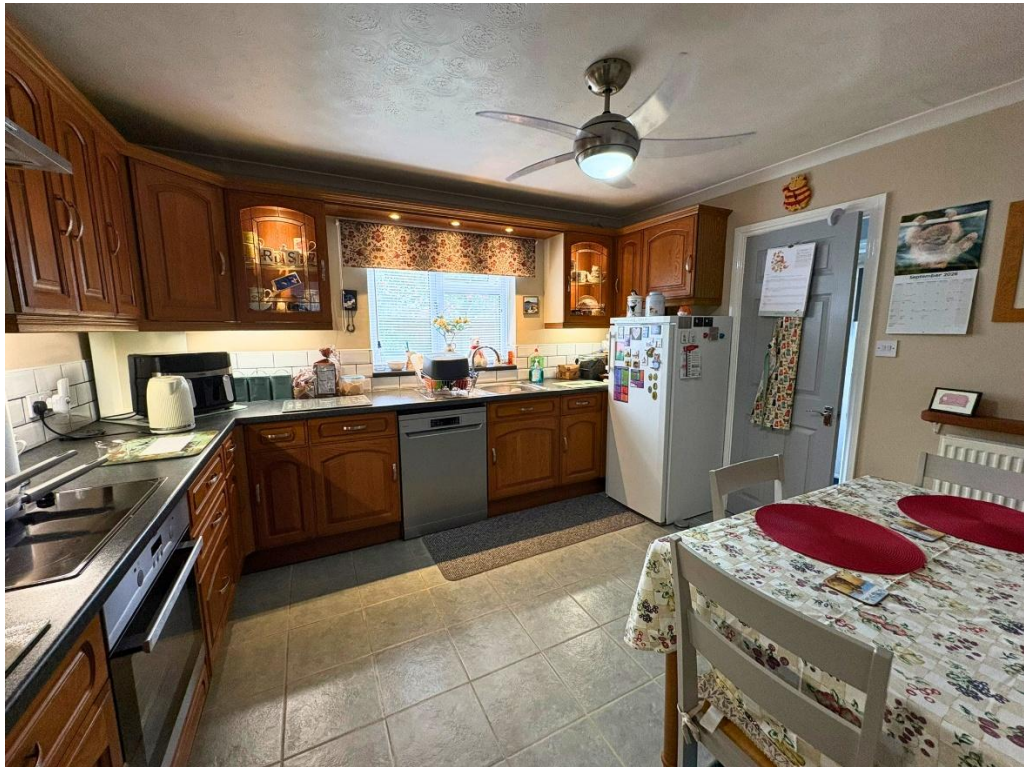
Price Guide £349,950 Freehold

A fabulous extended two-bedroom semi-detached home with an attached double-width garage located in a quiet cul-de-sac on the sought-after Moors development. The accommodation comprises a 14’ Sitting Room, 14’ Dining Room leading into a 12’ Kitchen, Cloakroom and Utility Room. On the first floor, there are Two Double Bedrooms and a Bathroom. The property includes gas central heating and UPVC double glazing. To the front of the property is an open-plan lawned garden with ample parking in front of the Garages. The enclosed and private rear garden enjoys an east and south-facing aspect. Presented in good decorative order throughout. 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.

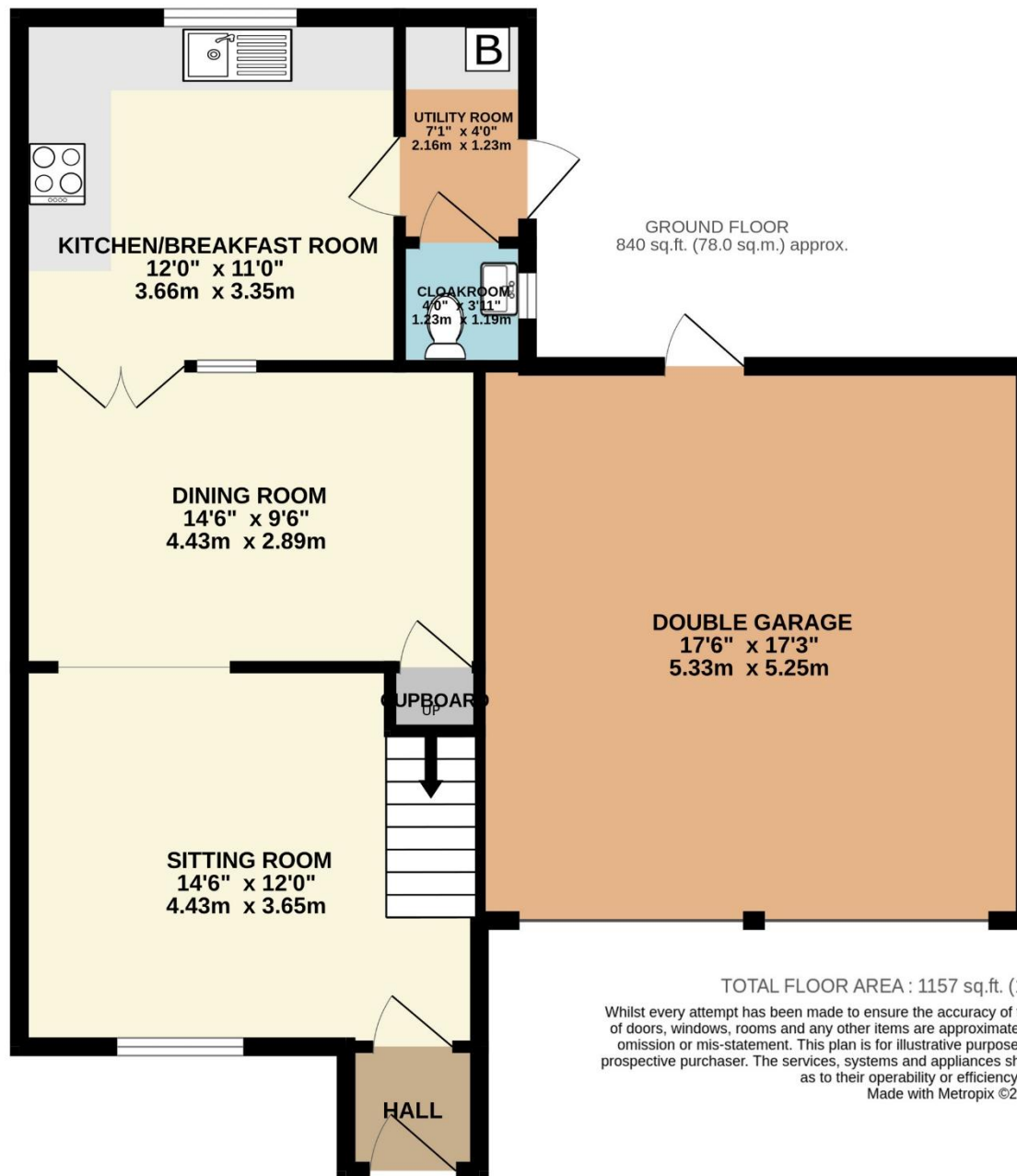
Viewing Highly Recommended

Directions: Leave Thatcham Broadway at the southern end onto Station Road. At the mini roundabout, turn right onto The Moors. Then take the fifth left turn into Ilkley Way. Then take the fourth right turn into Glaisdale. Proceed around the right-hand bend and the property will be found in a small cul-de-sac on the right.

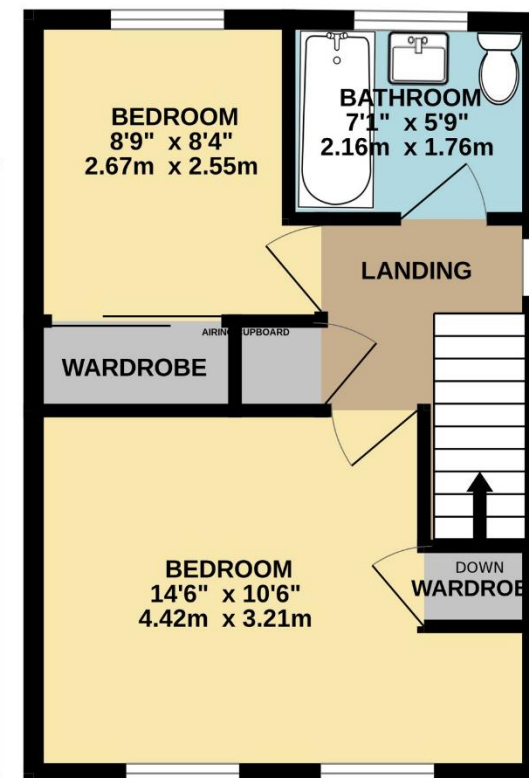
Council Tax Band:	C	£2260.60 pa
Nearest Bus stop:	Ilkley Way	0.1 km
Nearest Train station	Thatcham	1.2 km



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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 contracts

