



48 Loundyes Close Thatcham Berkshire RG18 3EB

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Price Guide £330,000 Freehold

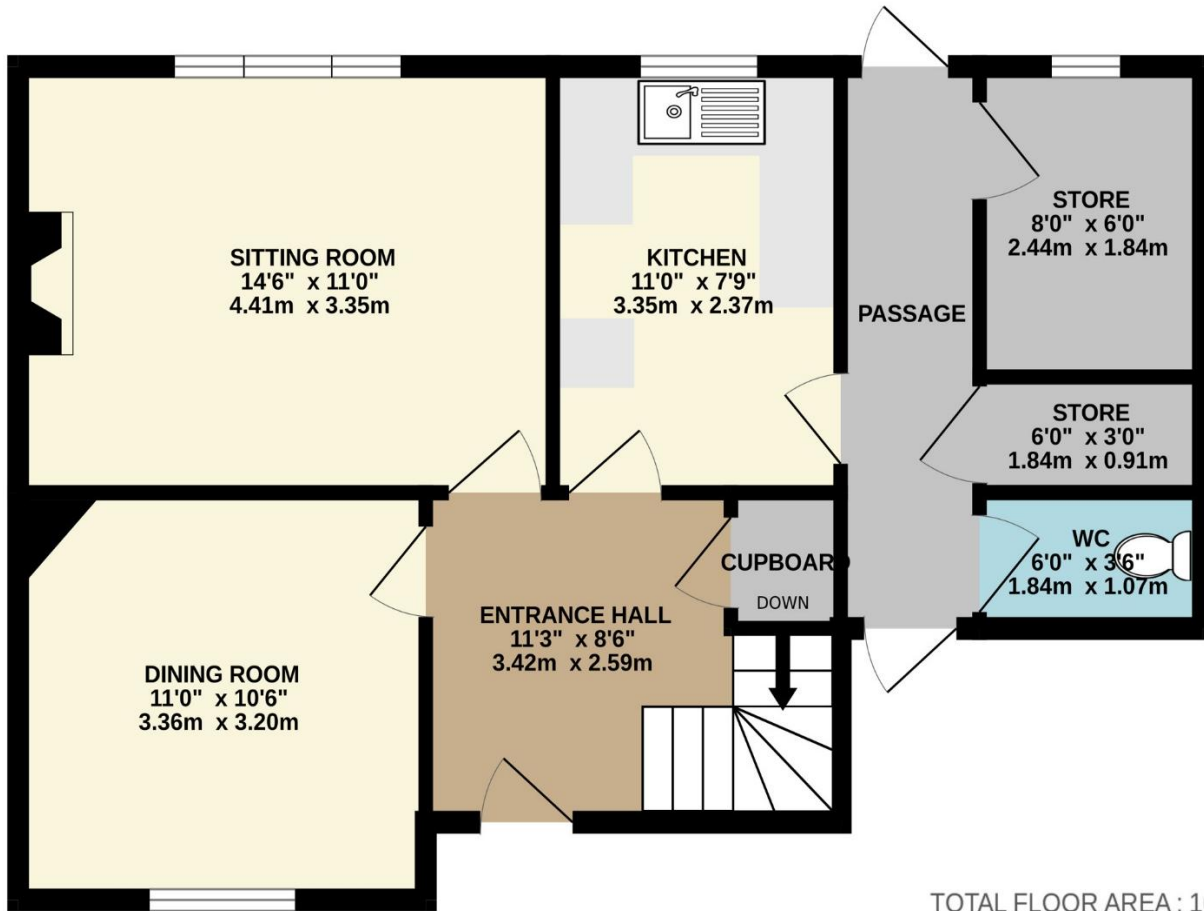
An older style 1950s semi-detached home offering spacious accommodation over two floors that requires complete modernisation. Comprising a spacious entrance hall, sitting room with open fireplace, separate dining room, kitchen and useful outbuilding including a WC. The first floor comprises three generous bedrooms, a large landing and a shower room. The property benefits from having the potential to be extended, subject to the usual planning permissions. Outside, there is ample parking to the front of the property and enjoying a mature long east and south rear-facing garden, which is very private and not overlooked. Walking distance of Henwick Fields and within easy access to both Thatcham and Newbury town centres. Benefitting from a newly fitted tiled roof and UPVC double-glazing.

No Ongoing Chain with Vacant Possession

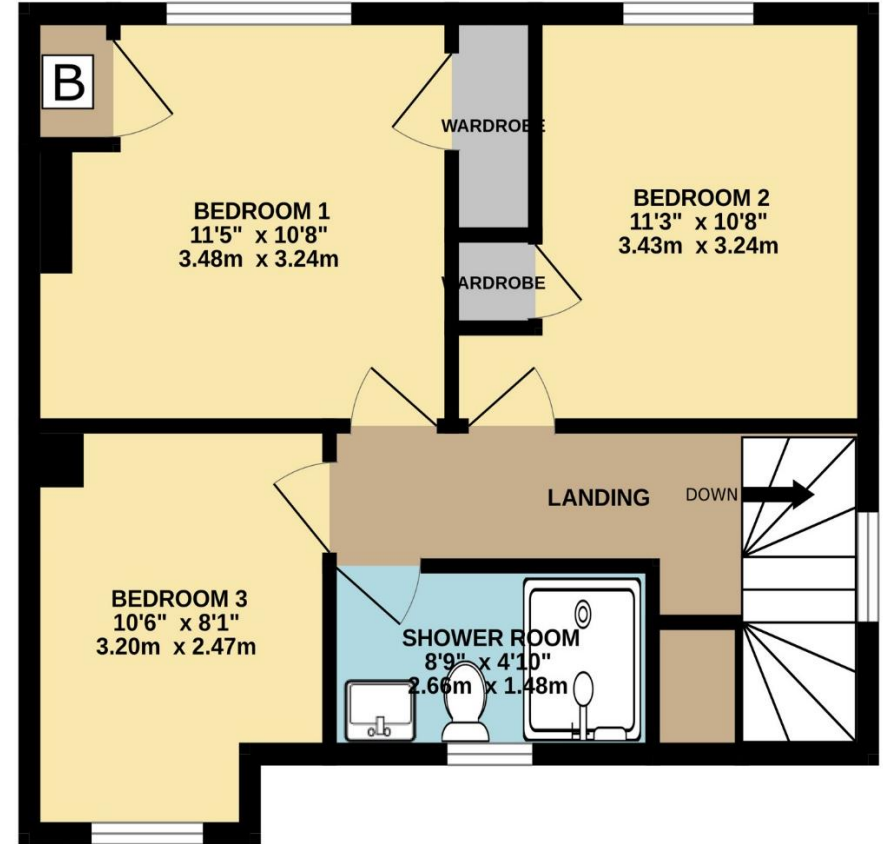
Directions: Leave Thatcham Broadway, turning left onto the A4 Bath Road towards Newbury. Continue through a set of traffic lights and at the next set of traffic lights turn right into Northfield Road. Take the third turning on the left into Westfield Road and then the second left into Baily Avenue. Take the second left into Loundyes Close, bear to the left, and the property will be found on the left overlooking the green.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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Council Tax Band: C £2260.26 pa

Nearest Bus stop: Westfield Road 0.2 km

Nearest Train station: Thatcham 2.4 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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

