



48 Cairngorm Road Thatcham Berkshire RG19 3FT

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Price Guide £299,950 Freehold

A fabulous-looking and beautifully presented two-bedroom semi-detached home located in a quiet cul-de-sac on the sought-after Moors development. The accommodation comprises a 15' Sitting Room, Kitchen/Breakfast Room leading out onto the rear Garden. On the first floor, there are Two Double Bedrooms and a Shower Room. The property includes gas central heating and UPVC Georgian-style double glazing. To the front of the property is a small garden with a Parking Space. The enclosed and private rear garden has a pedestrian gate leading onto another Parking Space. 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.

Offered with No Ongoing Chain

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 third left into Ilkley Way. Take the second right into Cairngorm Road. Proceed around the right-hand bend, and the property will be found on the right.

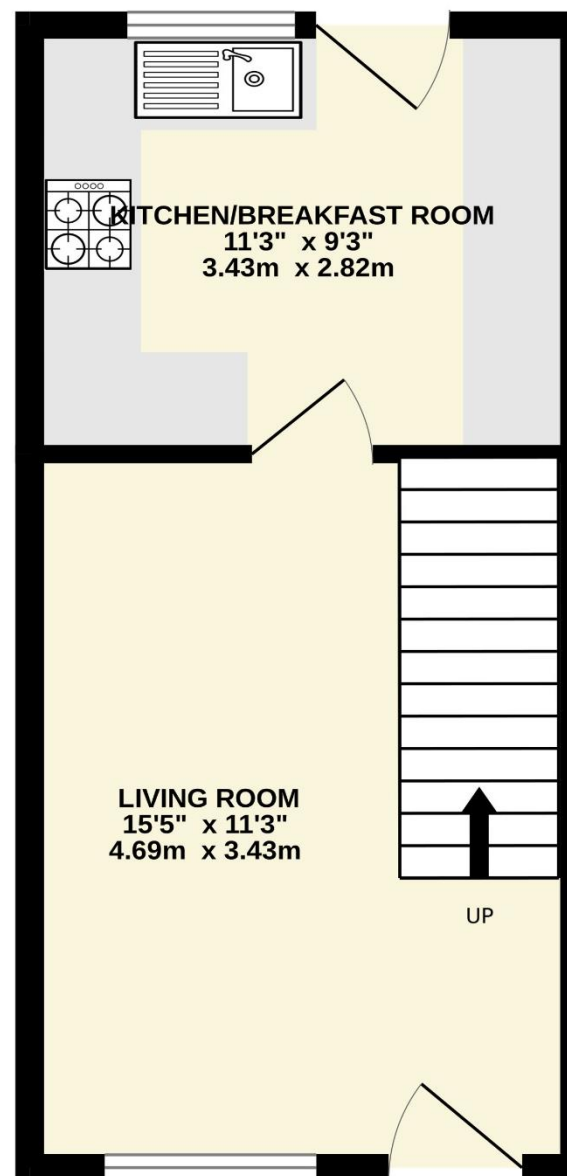
Council Tax Band:	C	£2148.42 pa
Nearest Bus stop:	Ilkley Way	0.1 km
Nearest Train station	Thatcham	1.2 km



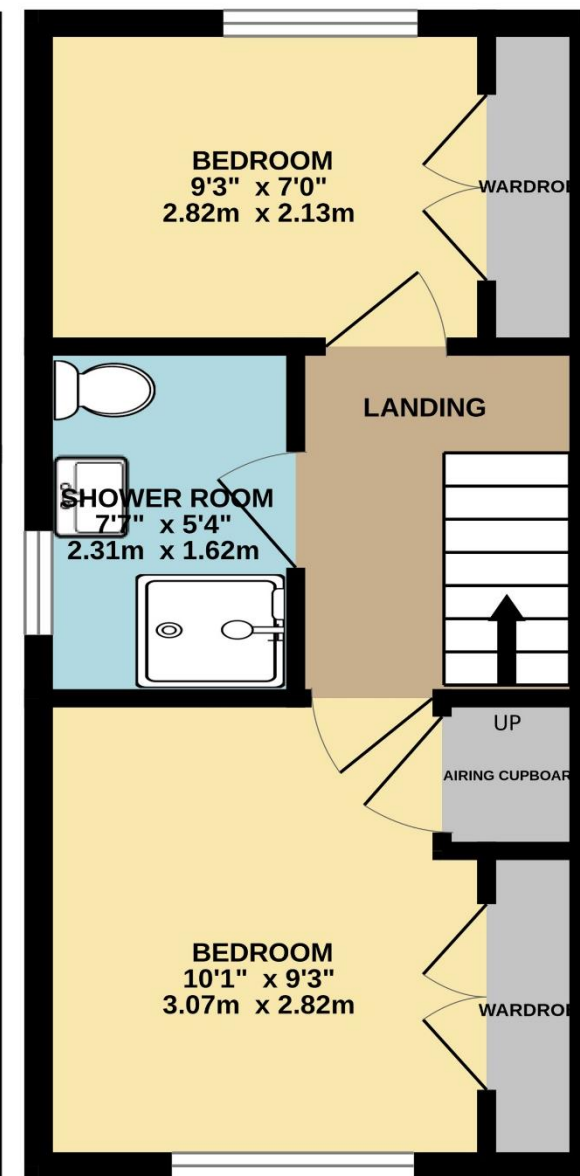
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 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

