



7 Billington Way Thatcham Berkshire RG18 3HG

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Price Guide £345,000 Freehold

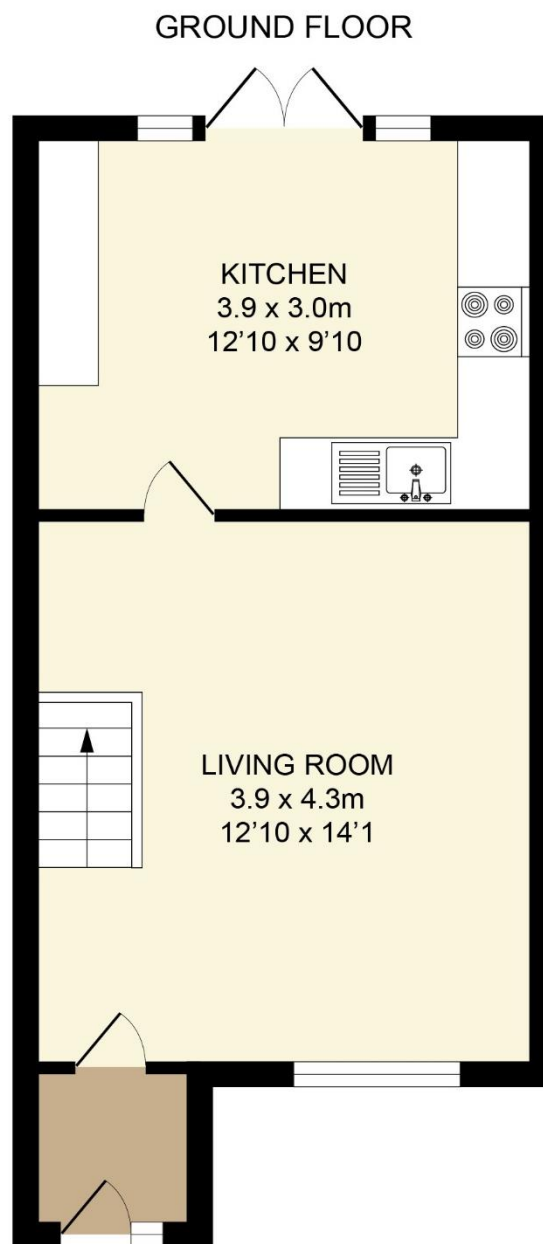
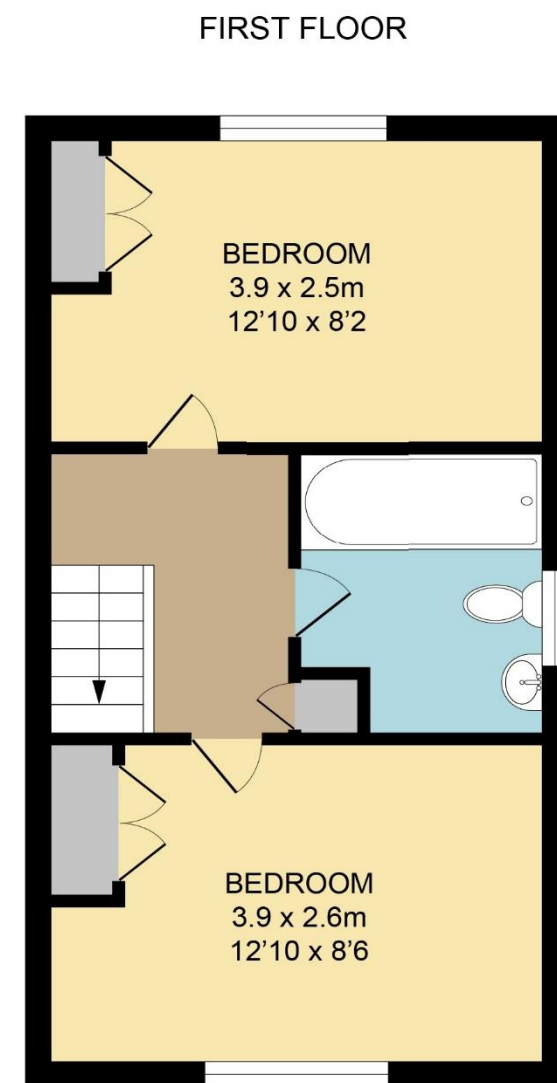
A well-designed, much-improved two-bedroom semi-detached home on a quiet road in a sought-after development on the Thatcham Cold Ash borders. It comprises an entrance hall, sitting room, and a superbly fitted Shaker-style kitchen/breakfast room with French casement doors leading onto the rear corner-plot garden. The first floor has two double bedrooms and a newly fitted bathroom. The property includes gas central heating and UPVC double glazing. To the front of the property is a corner garden with an additional parking space to the side. The well-maintained enclosed and generous lawned rear garden enjoys a south and west facing aspect with a sandstone patio. There is additional parking to the front of the garage, which is to the rear of the property. Close to the town centre's facilities. Thatcham railway station is only a five-minute drive away and is also on the doorstep of beautiful walks around the North Thatcham Cold Ash borders.

Directions: Leave Thatcham Broadway at the northern end onto the A4 Bath Road towards Newbury. At the first set of traffic lights turn right into Park Lane. Proceed to the top of the road and at the mini roundabout bear left into Heath Lane. Turn first right into Billington Way and the property will be found on the left-hand side.

Council Tax Band:	C	£2260.26 pa
Nearest Bus stop:	Cold Ash Hill	0.1 km
Nearest Train station	Thatcham	2.6 km



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 59.0 SQ.M. (635 SQ.FT.)

All 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. Not to scale. www.halletts-estateagents.co.uk

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

