



DOWNER & CO

TRUSTED SINCE 1988

11 Roman Way, Thatcham RG18 3BP
Price: £425,000

Features.

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-  2
-  3

Description. Spacious, extended, open plan, three bedroom semi detached house, ideally situated within a minutes walk from Henwick playing fields.

The flexible accommodation comprises, kitchen/living/dining room, downstairs cloakroom/utility room, family room, three good size bedrooms and a generous and beautifully fitted bathroom with separate walk-in shower. Benefits also include a large garage/workshop, driveway parking and gas central heating.



Location.

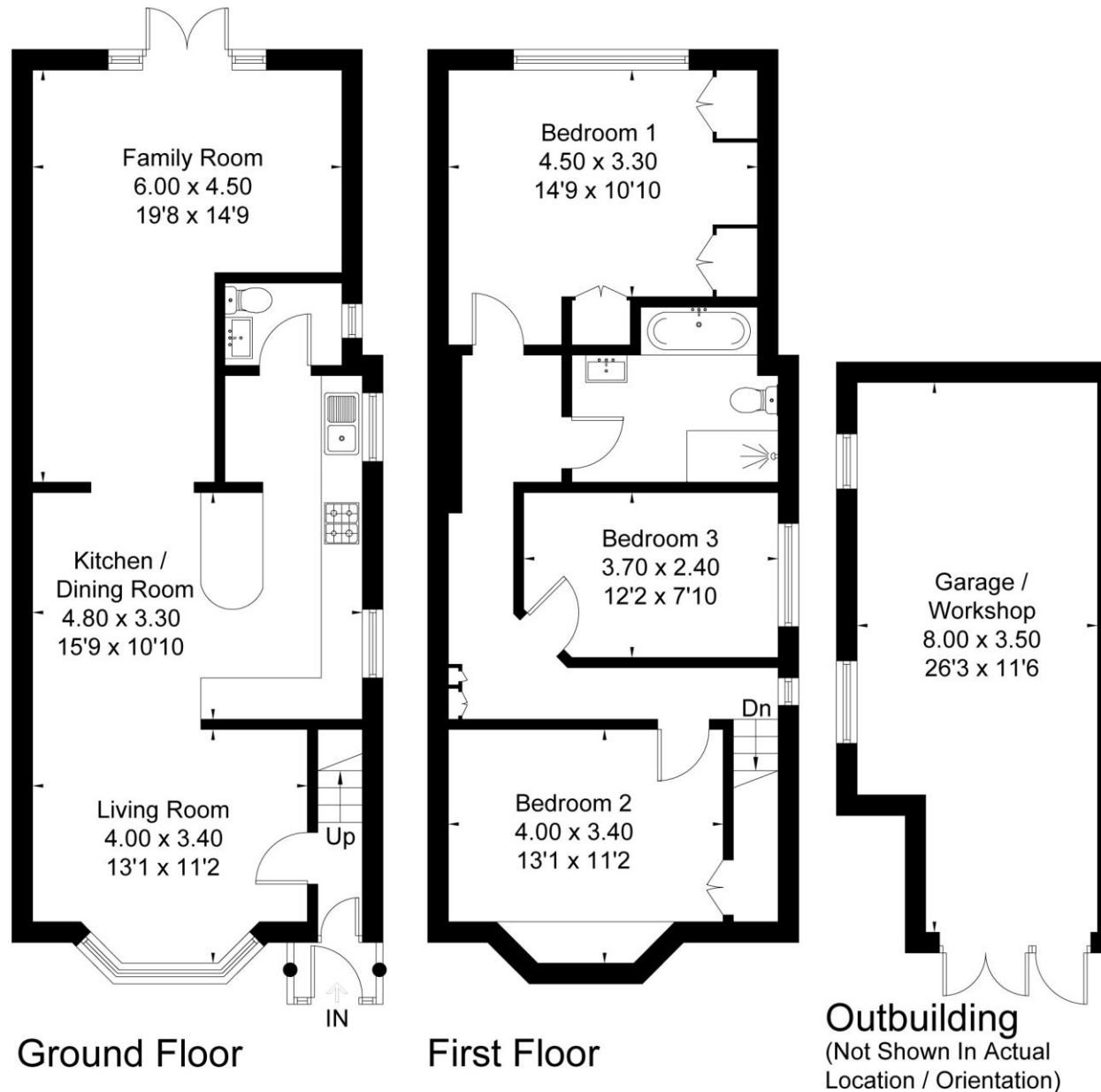
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet Secondary School. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities 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 Area = 118.8 sq m / 1278 sq ft


Outbuilding = 26.0 sq m / 280 sq ft

Total = 144.8 sq m / 1558 sq ft





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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: E
2026/2027: £3,107.85.

TENURE: FREEHOLD

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

Alternatively, visit our website below to view all the details of this property online.

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