



40 Ullswater Close, Thatcham RG19 3UJ
Price: £315,000

Features.

-  1
-  2
-  1

Description.

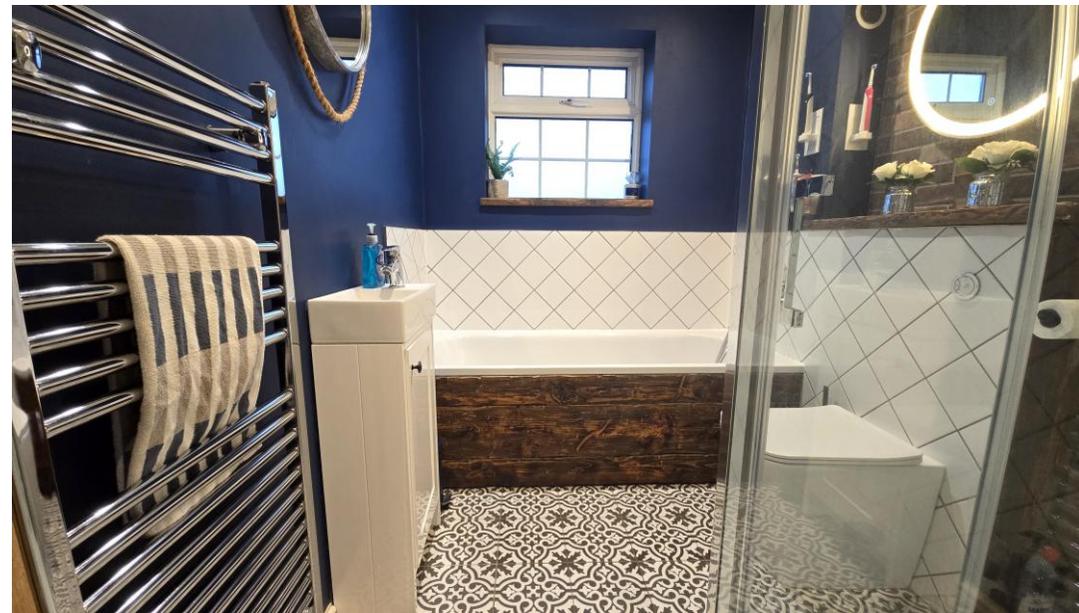
Deceptively spacious, well proportioned AND immaculately presented! This two double bedroom terraced house offers excellent room sizes and benefits from a south-facing rear garden, garage, off-road parking and gas central heating.

The accommodation comprises entrance hall, living room with understairs storage cupboard, kitchen/dining room, (both with underfloor heating), two generous double bedrooms and smart family bathroom. **Viewings highly recommended.**



Location.

Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary and secondary schooling. 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 Gross Internal Area
65.47 sq m / 704.71 sq ft
(Excludes Garage)
Garage Area 12.48 sq m / 134.33 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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: TBA

COUNCIL TAX BAND: C
2025/2026: £2,148.42.

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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