



Elm Grove Park, Thatcham



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Guide price £50,000

- Park Home
- No onward chain
- refurbishment required
- Driveway parking
- Garage
- Gas central heating
- Leasehold
- EPC rating Exempt

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Situated within the popular and established Elm Grove Park development, this double park home presents an excellent opportunity for purchasers seeking a property with genuine potential. Offered to the market with no onward chain, the home has been competitively priced to reflect the refurbishment works required, making it an ideal purchase for those looking to modernise and create a home to their own specification.

The accommodation offers generous proportions throughout, including a spacious living room, kitchen, two well-sized bedrooms and a bathroom. The property benefits from gas central heating, a private driveway, detached garage and a generous surrounding plot, providing excellent outside space and practical parking.

Prospective purchasers should note that the external walls exhibit signs of deterioration and evidence of water ingress. The property is therefore considered to require refurbishment, and the asking price has been set to reflect the works required. Interested parties are advised to satisfy themselves as to the condition of the property and the extent of any remedial works by carrying out their own inspections and obtaining independent professional advice where appropriate.

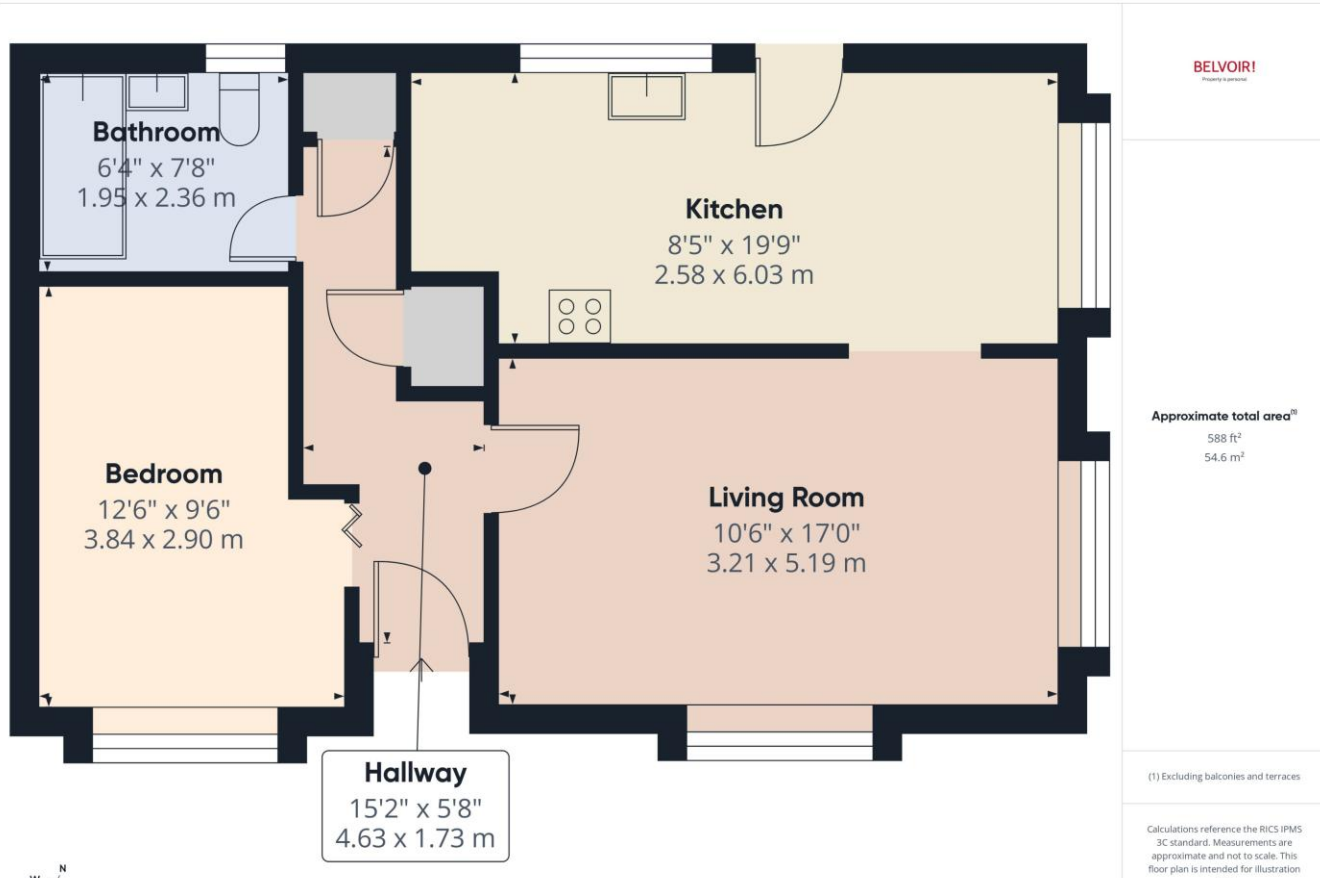


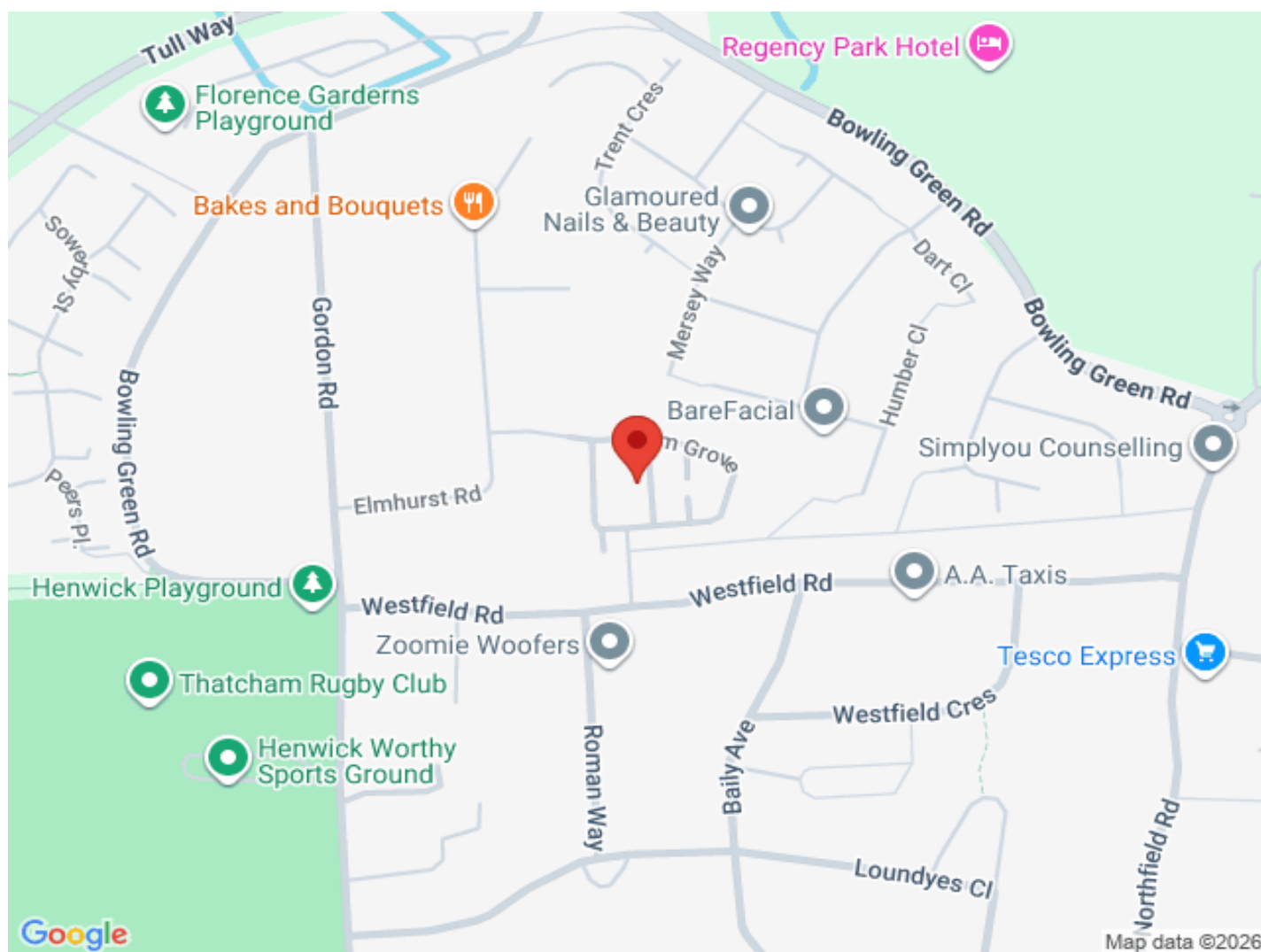
Elm Grove Park is a well-regarded residential park located on the outskirts of Thatcham, offering a peaceful environment whilst remaining conveniently close to a wide range of amenities. Thatcham town centre provides an excellent selection of shops, supermarkets, cafes, healthcare facilities and everyday services, together with a mainline railway station offering direct links to Reading, Newbury and London Paddington. The nearby A4 and M4 motorway provide excellent transport connections, while the surrounding Berkshire countryside, including the Kennet & Avon Canal and numerous walking routes, offers an abundance of leisure and recreational opportunities. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them.

If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.





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