

4 Urquhart Road, Thatcham, Berkshire, RG19 4RF

Leasehold

Guide Price **£185,000**

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SIMUL MOVERE



A well-presented two-bedroom Maisonette, benefiting from its own private entrance, two generously sized double bedrooms and a highly convenient location within a short walking distance of the Railway Station.

- Offered to the market with no onward chain
- Conveniently located close to the railway station
- Two generously sized double bedrooms
- Designated parking space
- Situated within the Kennet School catchment area
- Spacious kitchen
- Modern bathroom

SITUATION

Thatcham is a popular and well-established market town in West Berkshire, situated approximately three miles east of Newbury. The town offers a range of local amenities, including shops, cafés, restaurants, schools and leisure facilities. Excellent transport links are available, with Thatcham railway station providing services to Reading and London Paddington, while convenient road connections include the A4 and M4. Combining a friendly community atmosphere with easy access to the surrounding countryside, Thatcham is an attractive location for families, professionals and commuters alike.

DESCRIPTION

Upon entering the property, the ground floor entrance hall provides access to the staircase leading to the principal living accommodation on the first floor. The first floor opens into a spacious and light-filled lounge/diner, offering ample space for both comfortable seating and dining. The separate fitted kitchen benefits from wood-effect cabinetry, integrated cooking appliances, a tiled splashback and space for freestanding white goods. The accommodation further comprises two well-proportioned double bedrooms, including a generously sized principal bedroom and a second bedroom featuring built-in wardrobes. These are complemented by a modern family bathroom, fitted with a contemporary white suite and a shower over the bath.

Please note: Some of the photographs have been virtually staged to illustrate potential furniture arrangements and furnishing options.













OUTSIDE

Externally, the property benefits from an attractive frontage, featuring neatly maintained, established shrubbery and a paved pathway leading to the covered front entrance. Further benefits include a designated parking space. Situated within a popular residential area of Thatcham, the property is ideally positioned for convenient access to a range of local amenities, schools and transport links.

What3words: advantage.worked.seated

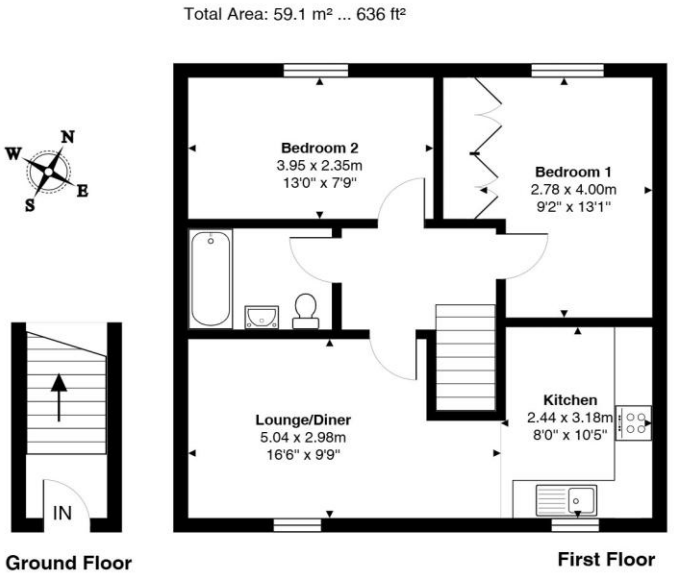
SERVICES & MATERIAL INFORMATION

Mains services connected including gas.
Council Tax Band: C
EPC Rating: C

Service Charge: **£1022.60** Review Period: **Annual**
Ground Rent: **£1022.50**
Length of lease: **101 years remaining**

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All measurements are approximate and for display purposes only

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