



7 POFFLEY PLACE

Guide Price £315,000

Carter Jonas

7 POFFLEY PLACE THATCHAM RG19 4YR

- Newbury town and mainline station (Paddington) 4 miles
- Thatcham town and station (Paddington) 0.5 miles
- M4 (J13) and A34 4 miles

Entrance hall · modern kitchen · spacious living room with doors to the garden · 2 double bedrooms · bathroom · large driveway with plenty of parking · double glazed · gas central heating · available chain free · great cul de sac location · close to Thatcham schools, town and mainline station · Energy Rating D

SITUATION

Thatcham is a popular residential area to the east of Newbury. Communications from here are good, with access to the M4 at junction 13 Chieveley or at junction 12 Theale and a mainline train service from Thatcham giving access to London Paddington. There are plenty of shopping and leisure facilities in Thatcham and the centre benefits from a Waitrose and Costa Coffee. There is a good choice of doctor's surgeries, dentists and the Community Hospital is nearby. Thatcham is also very popular with families looking for good schooling with the Kennet Secondary School and numerous well regarded primary schools.

DESCRIPTION

The house is located in a quiet cul de sac, the front door opens to a hallway with access to a modern kitchen with built in fridge freezer and oven with hob, at the rear of the house a generous living room gives views and access into the large westerly facing garden. Upstairs there are 2 double bedrooms and a tidy bathroom with shower over the bath.

AN ATTRACTIVE 2 BEDROOM SEMI-DETACHED HOUSE WITH LARGE DRIVEWAY, MODERN KITCHEN AND GENEROUS WESTERLY FACING GARDEN, WELL LOCATED IN THIS QUIET CUL DE SAC WITHIN REACH OF THATCHAM TOWN AND TRAIN STATION. AVAILABLE CHAIN FREE.



OUTSIDE

The outside space is good, with a large gated driveway offering plenty of parking and a well-tended front lawn. The rear garden is a particular feature of the property with large level lawn to a westerly aspect.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

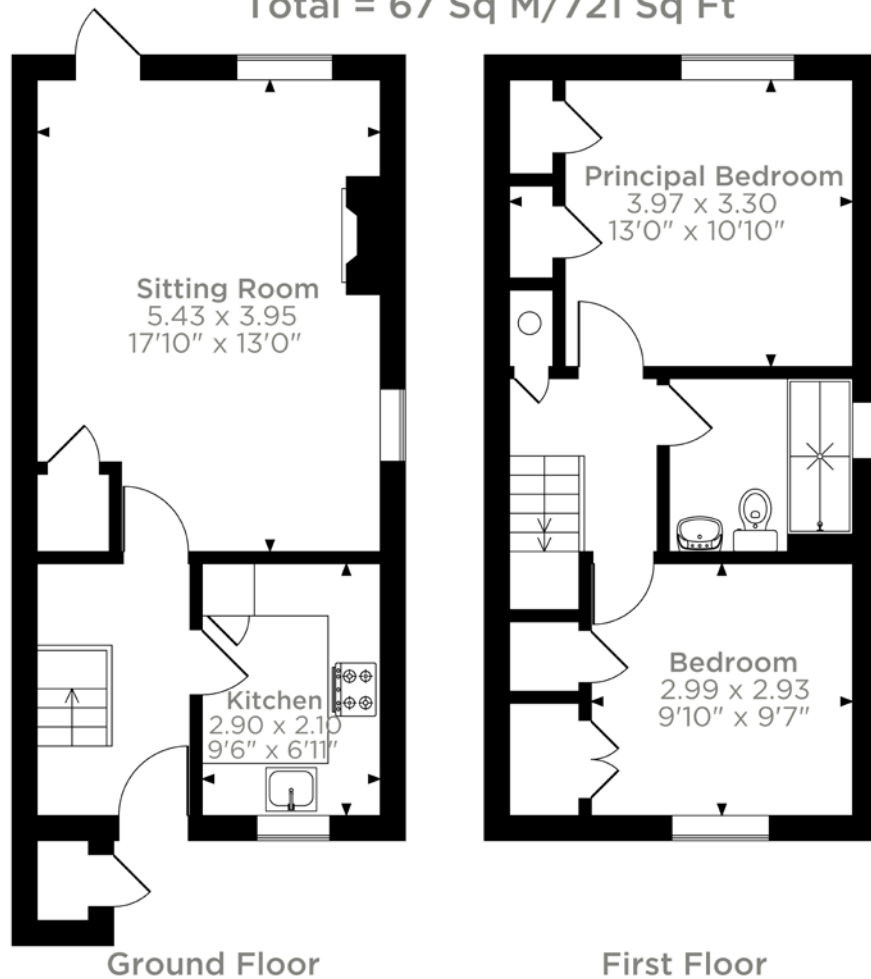
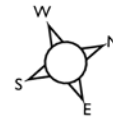
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG19 4YR



7, Poffley Place, Thatcham
 Approximate Gross Internal Area
 Main House = 66 Sq M/710 Sq Ft
 Outbuilding = 1 Sq M/11 Sq Ft
 Total = 67 Sq M/721 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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