



10 Roger Croft Drive
Thatcham, Berkshire, RG19 3AD



JAMESGESNER
- ESTATE AGENTS -



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OIEO £325,000 FREEHOLD



This beautifully presented end of terrace home is located in south Thatcham at the end of a quiet cul-de-sac. The property comprises; entrance hall, downstairs cloakroom, sitting room, fully integrated kitchen/diner with patio doors to the rear garden, three bedrooms and two bathrooms.

The rear garden has been landscaped with an artificial lawn, patio, garden shed and gate side access to the front where you will find two allocated parking spaces which are located directly in front of the house.

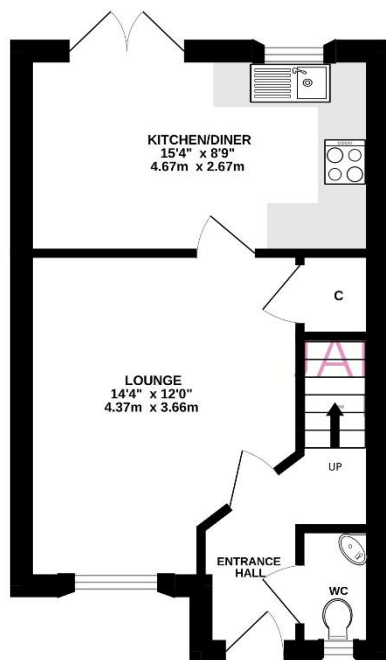


Full gas central heating and Upvc double glazing.4 years remaining on the builders guarantee.

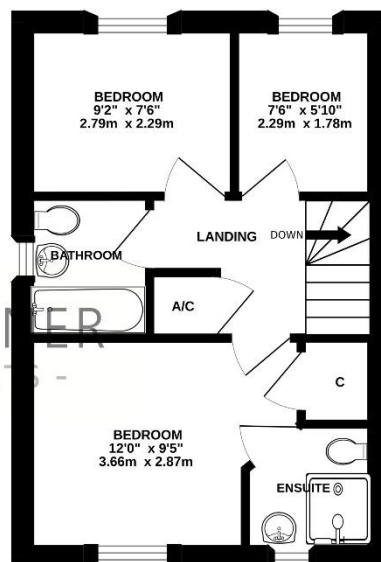
Thatcham is a market town that offers a range of shops, supermarkets, schools and Nature Discovery Centre with nearby Newbury offering more comprehensive leisure and entertainment facilities. It has a railway station on the direct line to London Paddington and there are excellent road links via the A34 and M4 motorway.



GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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