

HILLIER & WILSON



Stoney Lane  
Thatcham

# Stoney Lane Thatcham Berkshire RG19 4LH

A three bedroom end of terrace house in need of modernisation throughout, conveniently located close to the local shops and town centre. The property benefits from west facing rear garden, gas central heating provided via back boiler and double glazing. The ground floor comprises entrance hall, shower room, sitting/dining room with sliding doors onto the garden and kitchen; whilst upstairs there is a dual aspect master bedroom with built-in cupboard, a second double bedroom, further bedroom and a W.C. Externally, the property has a low maintenance rear garden which has both lawn and patio areas whilst to the front is a well-kept garden area and off road parking via gravel driveway. Stoney Lane falls within the catchment area of Kennet secondary school and is conveniently located near to local shops and amenities, whilst also being within walking distance of Thatcham town centre and railway station which provides regular direct links to London Paddington. Newbury town centre is a short drive away and has plenty of shopping and leisure facilities including three department stores and a multi-screen cinema. Road links are also excellent with easy access to the A4, M4 and A34. NO ONWARD CHAIN.

**Services:**

Mains services are connected.

**EPC:**

Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**



Band C

**Viewing:**

Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**

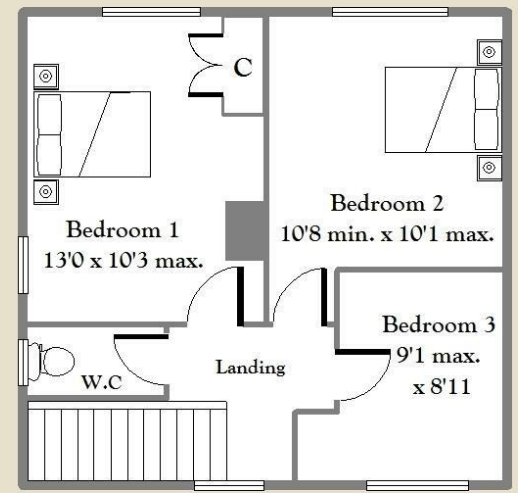
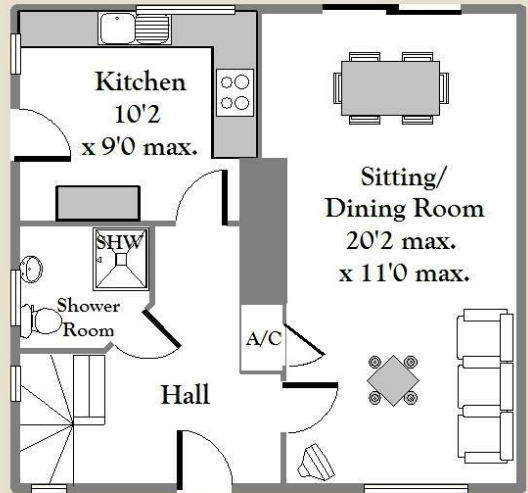
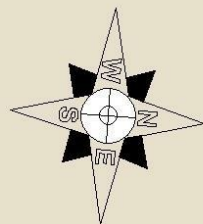
From the Robin Hood roundabout proceed East on the A4 Bath Road following the signs to Thatcham. When you reach the roundabout at the garden centre take the third exit and proceed through two sets of traffic lights heading towards the town centre. Proceed through two more traffic lights and then take the next right hand turn into Stoney Lane. The property can be found after a short while down on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>17</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		





# Stoney Lane, Thatcham



APPROX. GROSS INTERNAL FLOOR AREA 790 sq.ft. - For identification only - Not to scale

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

