



MELTON'S
RESIDENTIAL SALES



2 Bedroom house
Simmons Field, Thatcham

£1,150 pcm

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£1,150 pcm

Offered to the market is this lovely two-bedroom semi-detached house with a setback position on Dunston Park.

The property has parking for 2 average size cars and a beautiful rear garden measuring approximately 80ft.

With easy links to A4 and M4 and only a short walk to Thatcham town centre where there are also a range of restaurants and shops, plus schools and a leisure centre.

In brief:

- Living Room / Dining Room
- Kitchen
- 2 Bedrooms
- Family Bathroom
- Gas Central Heating
- 80ft Rear Garden
- Parking for 2 Cars



This bright and airy property offers well-presented accommodation with a front to rear living/dining room and kitchen.

Upstairs are two bedrooms with built-in wardrobes in each and a modern fitted bathroom with a power shower.

The property benefits from UPVC double-glazing and a gas boiler with radiators, which we understand is serviced annually.

To the rear of the Living / Dining room, the French doors lead out to the beautifully tended garden beginning with a paved patio that extends to side access and long lawn towards the raised decking area under the mature trees at the top of the garden.

There is also a good size frontage that currently holds driveway parking for two cars and a front garden.

Bed 1 - 9'7" x 9'3"

Bed 2 - 8'8" x 6'4"

Bathroom - 6'2" x 5'7"

Living/Dining - 12'11" x 12' 5"
(reducing at dining end)

Viewing Highly Recommended

Strictly by appointment.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |