

Price £339,950



45 Barfield Road, Thatcham
Berkshire RG18 3BL



45 BARFIELD ROAD, THATCHAM

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Beautifully presented, light, two bedroom bungalow at the end of a quiet cul-de-sac with larger than average garden, off street parking for three cars and garage. The accommodation consists of entrance porch, hallway with cupboards, kitchen/diner, lounge, master bedroom, further double bedroom and bathroom. Benefits include upvc double glazing throughout, gas-fired central heating, and NO ONWARD CHAIN.

ACCOMMODATION

Through front door to entrance porch. Further door into entrance hall with two storage cupboards and mains smoke alarm. To the left is the generous front aspect sitting room with electric fireplace with stone mantel, hearth and surround. Door from sitting room through to the kitchen/dining room with window overlooking the rear garden and door giving access to the side of the property. The master bedroom is double aspect with double glazed windows to rear and side. A further good size bedroom with window to front and family bathroom completes the accommodation.

OUTSIDE

Garage

Single garage with lighting, power points and up-and-over door. There is a door to the rear of the garage and an under-cover area between the garage and rear door.

Rear garden

The east/south/east rear garden measures approximately 70ft x 30ft and is triangular in shape. The boundary is fully enclosed with close panel fencing and hedging with a patio area of block paving and concrete. The garden is predominantly laid to lawn with an abundance of mixed flowers and shrubs to the borders.

Front garden

To the front of the property the garden has been laid to brick paving providing off-street parking for three cars in addition to the garage.

SERVICES & COUNCIL TAX

Gas, electricity, mains drainage and water are connected to the property. The property is in Band D. Charge for 2019-2020 is: £1,858.04. Telephone West Berkshire Council on: 01635 519520.

DIRECTIONS

From Downer & Co.'s offices in Cheap Street continue northbound on the A339 following signs on the A4 to Thatcham. Continue on the A4 past the Wyevale Garden Centre and at the next set of traffic lights turn left into Henwick Lane. Take the first right into Barfield Road where No. 45 can be found at the very end of the cul-de-sac.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.



Energy Performance Certificate



45, Barfield Road
THATCHAM
RG18 3BL

Dwelling type: Detached bungalow
Date of assessment: 11 October 2011
Date of certificate: 11 October 2011
Reference number: 8269-9520-4048-8799-7992
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	57	(55-68) D	56
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	283 kWh/m ² per year	219 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	2.9 tonnes per year
Lighting	£78 per year	£39 per year
Heating	£630 per year	£502 per year
Hot water	£114 per year	£115 per year

You could save up to £166 per year

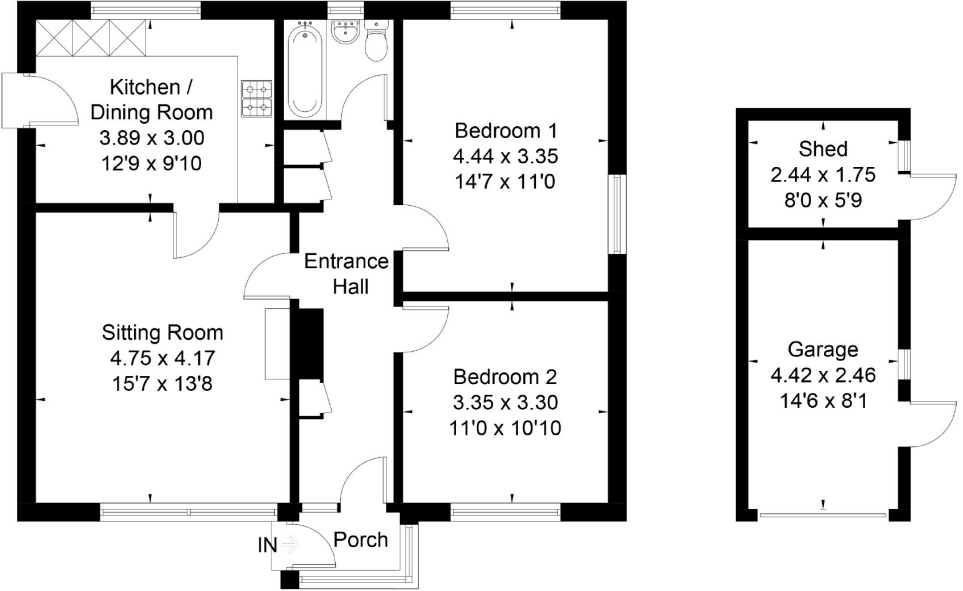
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Approximate Floor Area = 75 sq m / 807 sq ft
Garage = 10.8 sq m / 116 sq ft
Total = 85.8 sq m / 923 sq ft
(Excluding Shed)



Ground Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 229146

(Not Shown In Actual
Location / Orientation)

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