

Price £275,000



26 Meadowsweet Close, Thatcham
Berkshire RG18 4DS



26 MEADOWSWEET CLOSE, THATCHAM

Berkshire RG18 4DS

A smartly presented and extended two bedroom semi detached home in a quiet cul-de-sac on the very popular Dunston Park development. The accommodation includes living/dining room, kitchen, large conservatory, part converted garage for utility/office space, two bedrooms and bathroom. Outside there is a private rear garden, driveway parking and part garage for storage.

ACCOMMODATION

Ground floor

Front door into living/dining room with window to front and doors leading through to the conservatory, arch into kitchen and stairs leading off to first floor landing. The kitchen has a smart range of eye and low-level units incorporating sink unit and drainer, built-in oven, hob with stainless steel extractor hood, space for fridge and cupboard concealing gas-fired boiler servicing domestic hot water and central heating system. The conservatory, accessed off the dining area, is a lovely size and is a UPVC frame construction with double glazed windows and door leading out to the rear garden. A further doorway leads into the part converted garage which comprises a utility area with sink and plumbing for washing machine.

First floor

Landing with airing cupboard. Master bedroom with two door built-in wardrobe and further built-in cupboard. A second bedroom, again with built-in cupboard, and bathroom with smart suite comprising low-level WC, pedestal wash hand basin and panelled bath with separate shower unit completes the accommodation.

OUTSIDE

Rear garden

Patio area adjacent to the conservatory. The remainder is laid to lawn with a mature tree, shrub borders to rear with the boundary enclosed by wooden panel fencing.

Front of property & garage

Driveway leading to former garage with metal up-and-over door, power and light connected with storage space and internal door through to the utility area. The remainder is laid to lawn with short path to front door.

SERVICES & COUNCIL TAX

Gas, electricity, mains drainage and water are connected to the property. The property is in Band C. Current charge for 2019-2020 is: £1,651.60. Telephone West Berkshire Council on: 01635 519520.

DIRECTIONS

From the Robin Hood roundabout take the A4 in the direction of Thatcham. On reaching the Wyevale Garden Centre roundabout take the second exit left into Tull Way. Continue to the mini-roundabout turning left into Heath Lane. At the next mini-roundabout turn right then continue to the next roundabout turning left into Floral Way. Proceed over the next mini-roundabout continuing down the hill taking the turning right into Cowslip Crescent. Continue straight over the mini-roundabout on Cowslip Crescent and take the second turning left into Harebell Drive. Proceed down Harebell Drive which then continues into Meadowsweet Close. No. 26 can be found at the mini-T junction directly in front of you identified by the Downer & Co. For Sale board.

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



26, Meadowsweet Close, THATCHAM, RG18 4DS

Dwelling type: Semi-detached house
Date of assessment: 25 July 2019
Date of certificate: 25 July 2019

Reference number: 8811-7723-6790-7545-9922
Type of assessment: RdSAP, existing dwelling
Total floor area: 50 m²

Use this document to:

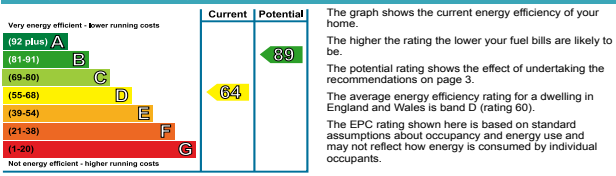
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,803
Over 3 years you could save	£ 567

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	You could save £ 567 over 3 years
Heating	£ 1,203 over 3 years	£ 915 over 3 years	
Hot Water	£ 462 over 3 years	£ 183 over 3 years	
Totals	£ 1,803	£ 1,236	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



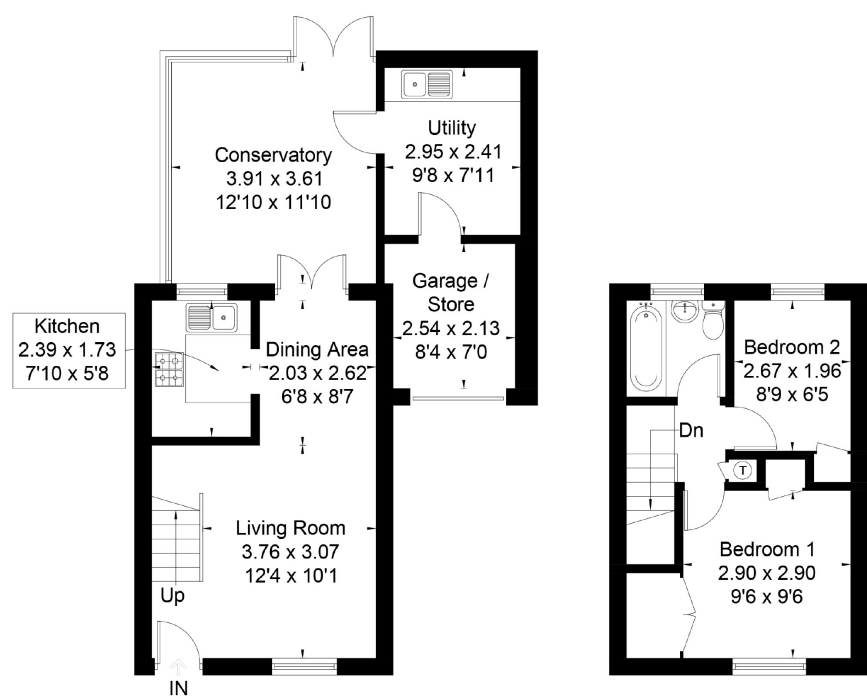
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 102
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 30
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 333

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Approximate Floor Area = 79.1 sq m / 851 sq ft
(Including Garage / Store)



Ground Floor

First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 238626

IMPORTANT NOTICE You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



