



All enquiries Ref: Callum Glenn

- Freehold three-bedroom terrace house
- Full vacant possession

**Location:**

Thatcham is an historic market town located some 3 miles east of Newbury and 14 miles west of Reading. Thatcham itself provides a good range of local facilities whilst more comprehensive services are available at nearby Newbury and further afield at Reading. Transport links are provided by local bus routes together with a rail connection at Thatcham whilst the M4 Motorway and the A34 to the west which in turn, leads south to the M3 Motorway.

**Description**

The property comprises a five room mid terrace house arranged over ground and first floors. The property requires a program of refurbishment and repairs. Plans have been drawn up for the property to be converted into a six room HMO. Drawings of the proposed plans are available for inspection upon request. Auction House London make no representations or warranties with regard to this scheme and/or the validity of the aforementioned plans. Buyers must rely on their own enquiries with regard to any development potential and permissions required

**Accommodation:**

First floor: Three bedrooms, bathroom/WC  
 Ground floor: Two reception rooms, kitchen  
 outside: Front and rear garden

**EPC Rating:** D

**Council Tax Band:** E

**To view:**

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

