



12 ERMIN WALK

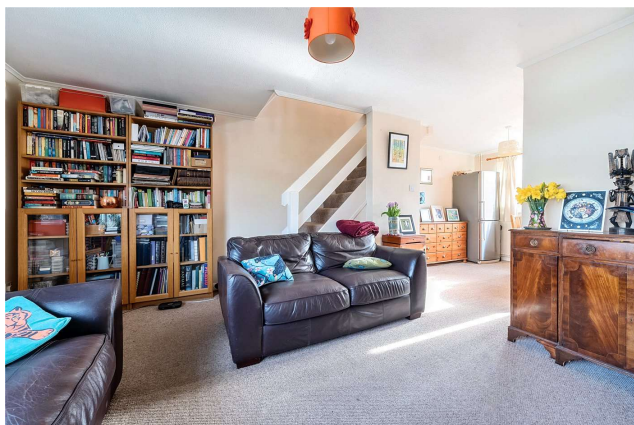
THATCHAM BERKSHIRE RG19 3SD

A fantastic three bedroom terraced home, situated close to the nature reserve and canal, with off street parking and SOUTH FACING rear garden.

As you enter the property via the boot room, the living room is a great open space, flooded with natural light. The dining room is open plan with the living space. The kitchen is neutral and offers access onto the rear garden.

Upstairs are three generous bedrooms, with the master being of a particularly great size. The family bathroom consists of a bath, w/c and wash basin.

To the front of the house is a low maintenance front garden, being mainly laid to lawn with a concrete path leading to the front door. The south facing rear garden is mostly lawn with a boarder of mature shrubs,, There is rear access leading to the driveway that offers space for two cars.



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AT A GLANCE

- 746ft² / 69m²
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- South facing Rear Garden
- Driveway for Two Cars

UTILITIES

The property is connected to all mains and operates on gas central heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.

EPC - C
West Berkshire Council Tax Band - C

DIRECTIONS

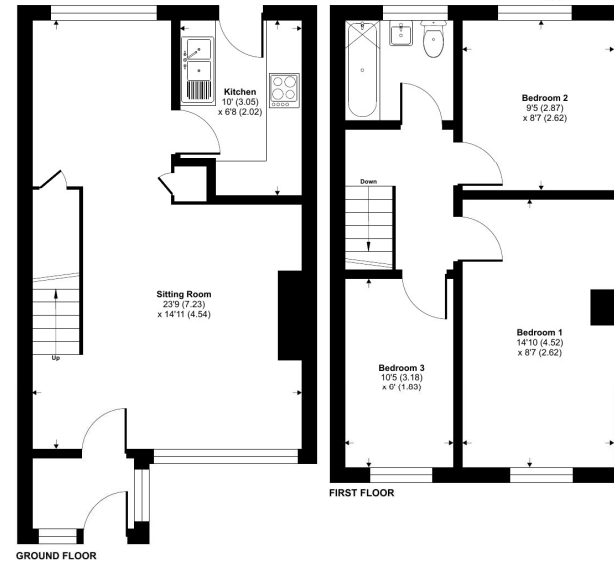
What3words///thus.plants.change



Ermin Walk, Thatcham, RG19

Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Winkworth. REF: 1241098

Winkworth



Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT
01635 552552 | newbury@winkworth.co.uk

winkworth.co.uk/newbury

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