



Fuller Close

Cricketts

Fuller Close, Thatcham, RG19 4GS

£318,500



- 🏠 Entrance hall
- 🏠 Kitchen
- 🏠 Living room
- 🏠 Two double bedrooms
- 🏠 Bathroom
- 🏠 Fully enclosed South facing rear garden
- 🏠 Garage in a block
- 🏠 Driveway parking in front of the garage
- 🏠 Council tax band C
- 🏠 Fully boarded loft
- 🏠 Double glazing throughout
- 🏠 Gas fired central heating

DESCRIPTION

A beautifully presented two-bedroom semi-detached family home with the bonus of a garage in a block, off road parking for two cars and is within a short walk to Thatcham railway station. The property is also in the school catchment's for Kennet senior secondary School, Francis Baily and St. Finian's Primary School's. Situated in an ideal location, being close to local amenities, a doctor's surgery, railway station and a leisure centre

The accommodation comprises:- entrance hall, kitchen which was refitted in 2020, living room with French doors leading to a south facing garden, two double bedrooms and a bathroom. The property benefits from a new gas combi-boiler with 10 year warranty fitted in 2020, and replacement UPVC double-glazing windows.

There is a good size south-facing garden, featuring a well-maintained patio at the front, perfect for outdoor entertaining and enjoying the sun throughout the day. With a full-width decking area at the rear, offering additional space for relaxation. The garden is fully enclosed by tall fencing and gated side access leading to the front of the property for added convenience.

The front of the house is accessed via a personal pathway leading to the front entrance, and a lawn.

Local Information

Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury & Reading, both of which are an easy commute.

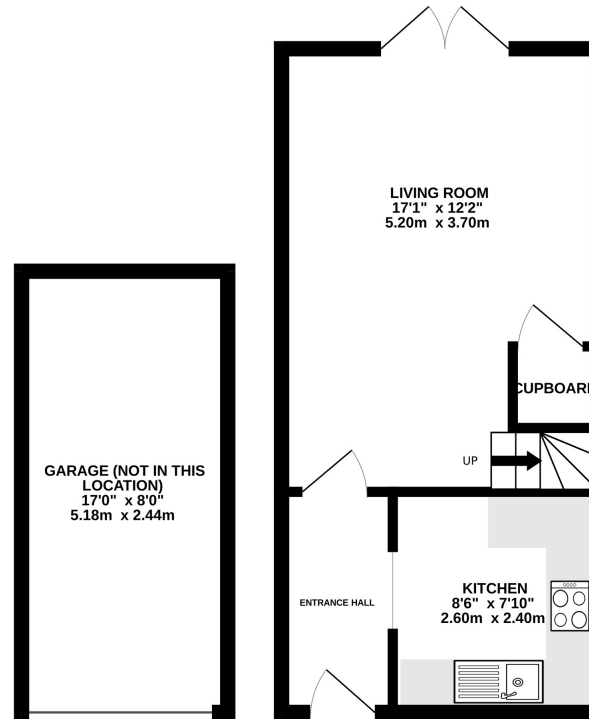
It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon Wildlife Trust's biggest woodland reserve in Berkshire, is also nearby and hard to beat for sheer variety of wildlife throughout the year.

For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools.

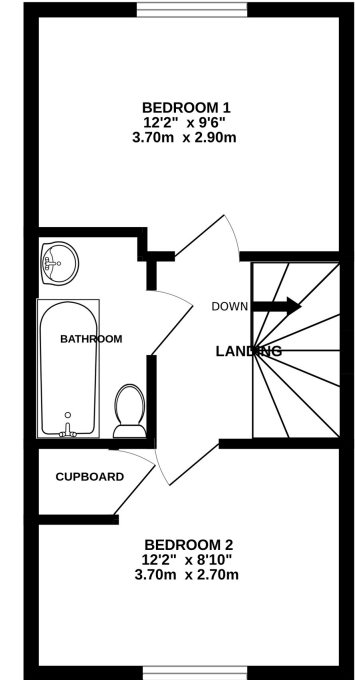
In terms of communications, Thatcham has a mainline railway station with direct connections to Reading and London Paddington. Newbury is approximately 3 miles away, with access onto the A34, A339 and junction 13 of the M4, which is just north of Newbury.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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