



Rudland Close

Cricketts

Rudland Close, Thatcham, RG19 3XW

£320,000



- 🏠 Entrance porch
- 🏠 Spacious living room
- 🏠 Good size kitchen/ dining room
- 🏠 Conservatory
- 🏠 Three bedrooms
- 🏠 Newly fitted shower room
- 🏠 Gas fired central heating
- 🏠 Plenty of driveway parking
- 🏠 Fully enclosed rear garden
- 🏠 Close to Thatcham town centre and railway station
- 🏠 Kennet School catchment
- 🏠 Council tax band D

DESCRIPTION

Welcome to this delightful three-bedroom house nestled in the sought-after area of The Moors, Thatcham.

This wonderful home comprises entrance porch, spacious lounge, kitchen/ dining room with ample space for a dining table and a bright and airy conservatory with doors leading out to the well landscaped rear garden. upstairs there are three bedrooms and a newly fitted shower room.

To the rear there is a newly landscaped West facing garden with a few seating areas, ideal for entertaining and following the sun.

To the front there is driveway parking.

This charming three-bedroom house in The Moors is a fantastic opportunity for those seeking a blend of comfort, style, and practicality in a prime location. Don't miss out on making this wonderful house your new home.

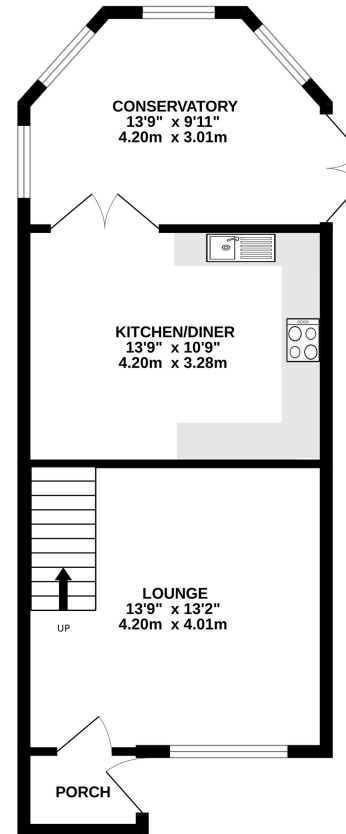
Directions

Proceed east out of Newbury on the A4 sign posted Thatcham/Reading for approx. one mile. Continue through the major cross Roads at Hambridge Road and take up the right hand filter turning right into Lower Way. Continue along Lower Way and at the mini roundabout turn right onto the moors. Take the 2nd turning into Ilkley Way take the 2nd left in Rudland Close then the first right into a little cul de sac and the property will be found on your right hand side.

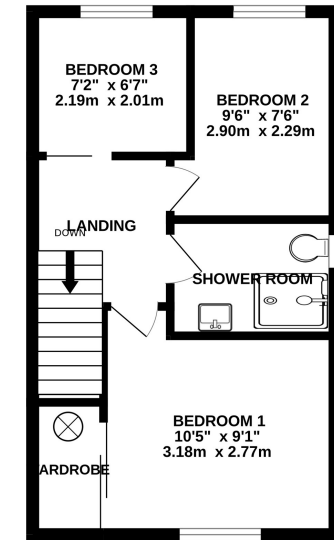
Local Information

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.

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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