



Bath Road

Cricketts

Bath Road, Thatcham, RG18 3SX

£270,000



- 🏠 Spacious Living/ Dining Room
- 🏠 Kitchen
- 🏠 Rear Lobby
- 🏠 Downstairs Bathroom
- 🏠 Two Double Bedrooms
- 🏠 Fully Enclosed Rear Garden
- 🏠 Covered Patio At The Rear
- 🏠 Council Tax Band C
- 🏠 Gas Fired Central Heating
- 🏠 Double Glazing
- 🏠 Close To Local Amenities
- 🏠 Vendors purchase is the end of chain

DESCRIPTION

A deceptively large Victorian mid terrace cottage with a large enclosed rear garden which has been designed for ease of maintenance. Situated on the fringe of Thatcham town within walking distance of the doctors surgery and a range of retailers.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property has been very well maintained by it's current owners who have replaced the gas boiler and the windows. The property is light and airy and has been decorated throughout in modern lifestyle colours.

The accommodation comprises:- Lounge/dining room, inner hallway, family bathroom and kitchen, there is a lean-to outside with power and space for a tumble drier. On the first floor there are two double bedrooms.

The rear garden has been designed for ease of maintenance and is fully enclosed. There is a Garden shed to the rear boundary.

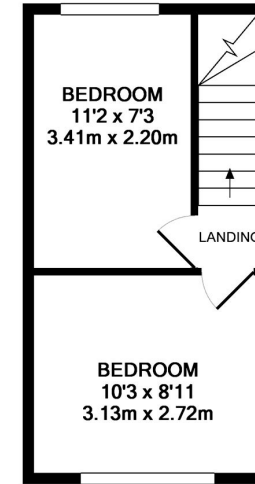
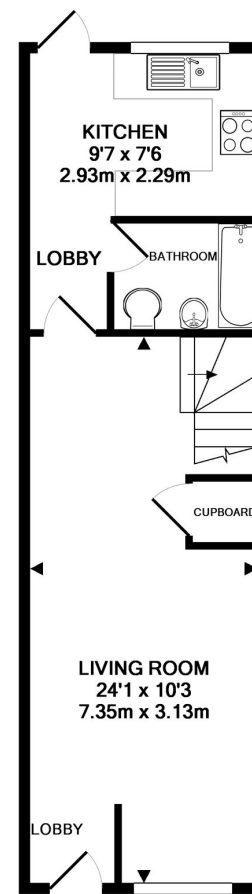
Directions

Proceed east out of Newbury on the A4 for approx 5 miles, passing Beverley Close on your left hand side and the property will be found shortly afterwards on the right hand side, directly opposite the Catholic church.

Local Information

Thatcham is a thriving market town which has a selection of shops in The Broadway including two supermarkets, there are further comprehensive shopping facilities in nearby Newbury and Reading. For the sporting enthusiast Thatcham offers a bowling club, town cricket club and town football and supporters club. There is also a selection of restaurants and pubs to be found in the town. There are several schools situated in and around Thatcham which together with pre-school groups cater for children aged 4 – 18.

Nearby Newbury town has a wide range of major retailers and recreational sports facilities including a variety of golf courses, fishing on the Kennet & Avon canal and horseracing at Newbury Racecourse. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent and state schools, both Primary and Secondary.



GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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	



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