



Derwent Road

Cricketts

Derwent Road, Thatcham, RG19 3UR

£350,000



- 🏠 Entrance porch
- 🏠 Kitchen/ breakfast room
- 🏠 Lounge/ dining room
- 🏠 Conservatory
- 🏠 Two double bedrooms
- 🏠 Third bedroom
- 🏠 Family bathroom
- 🏠 Fully enclosed rear garden
- 🏠 Integral garage
- 🏠 Driveway parking
- 🏠 Gas fired central heating
- 🏠 Council tax band C

DESCRIPTION

A very attractive three bedroom family home situated on the fringe of Thatcham town within walking distance of The Nature Discovery Centre and lakes, parks and local infant and junior schools.

INTERNAL VIEWING HIGHLY RECOMMENDED

The accommodation is very spacious and comprises:- porch, kitchen/breakfast room, lounge/dining room, large conservatory which stretches across the rear of the house. On the first floor there are two double bedrooms, a single bedroom and a generous sized family bathroom. The garage is integral to the house with an insulated door.

To the front of the house there is driveway affording off road parking.

The rear garden is fully enclosed and offers a degree of privacy. Paved patio leading to the lawn with flower borders and gated rear access fully enclosed with panel fencing.

Directions

Proceed east out of Newbury on the A4 for approx 1.5 mile. Continue through the Hambridge Road traffic lights and bear right into Lower Way. Take the 3rd turning left into Derwent Road and take the first left. Follow the road around and the property will be found on the right hand side.

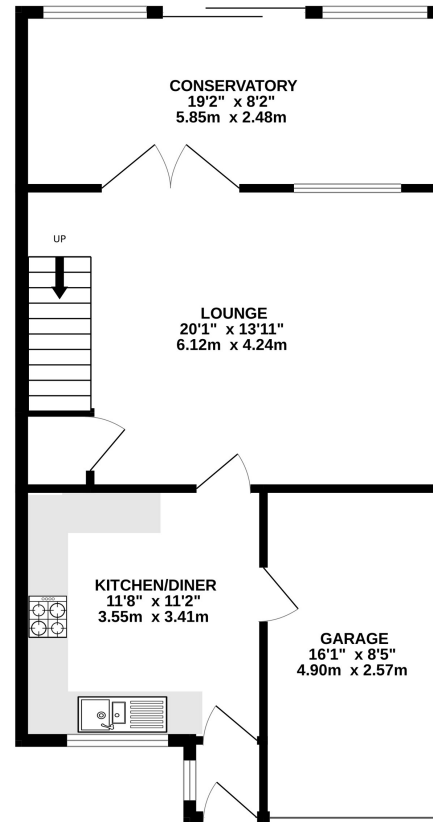
Local Information

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

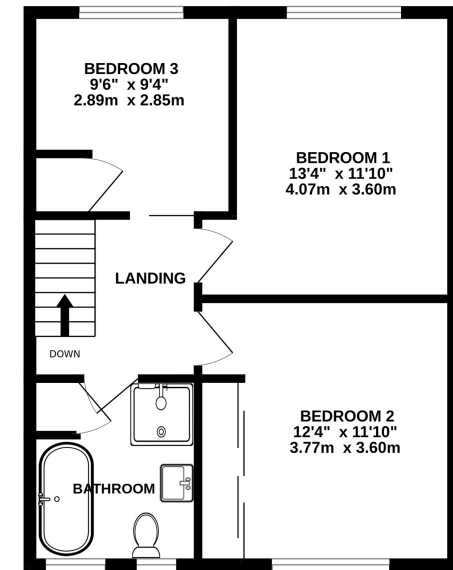
Nearby Newbury town has a wide range of major retailers and recreational sports facilities including a variety of golf courses, fishing on the Kennet & Avon canal and horseracing at Newbury Racecourse. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent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

In terms of communications Thatcham and Newbury have a main rail connection to London (Paddington). The M4 junction 13 is 8 miles with the A4 allowing easy access to Reading.

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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.
Made with Metropix ©2024

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
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

