



Elmhurst Road

Cricketts

Elmhurst Road, Thatcham, RG18 3DG

Offers in the region of £350,000



- 🏠 Front Garden
- 🏠 Hallway
- 🏠 Good size south facing garden
- 🏠 Three bedrooms
- 🏠 Conservatory
- 🏠 Good size lounge
- 🏠 Dining room
- 🏠 Kitchen
- 🏠 Driveway parking
- 🏠 Detached garage
- 🏠 Close to local amenities

DESCRIPTION

A three-bedroom detached bungalow in need of refurbishment, situated in a prime residential location in Thatcham close to the Henwick Worthy playing fields.

PROJECT IN NEED OF REFURBISHMENT - AN INTERNAL VIEWING IS RECOMMENDED

The accommodation comprises:- reception hallway, lounge, kitchen, three bedrooms and a bathroom. There is potential to extend (Subject to the necessary planning consents).

To the outside, the property is accessed via a driveway affording off-road parking. There is a small garden to the front, mainly laid to lawn enclosed by mature hedging.

A large garden to the rear is mainly laid to lawn with mature shrubs.

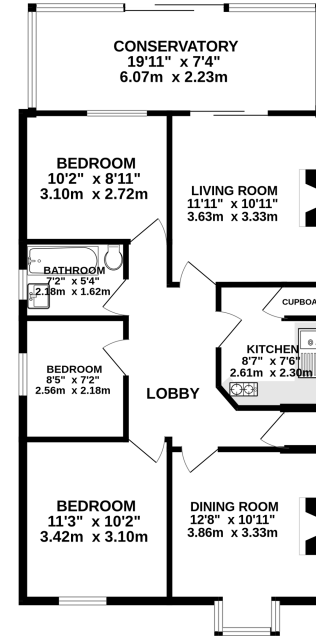
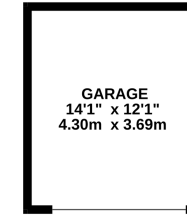
Directions

Proceed east out of Newbury on the A4 for approximately 1.5 miles, and just after the garden centre, turn left into Henwick Lane and take the third turning on the right into Elmhurst Road, and the property will be found on the right.

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.

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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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