



The Maltings

Cricketts



The Maltings, Thatcham, RG19 4YB

£325,000



#### DESCRIPTION

An attractive two double bedroom retirement bungalow for the over 55's situated in a lovely select complex on the fringe of Thatcham town centre within walking distance of the railway station, bus stop, a parade of shops, pharmacy and doctors surgery.

#### INTERNAL VIEWING HIGHLY RECOMMENDED.

There is a resident manager and a 24hr helpline, the property is equipped with pull cords in every room. The accommodation is very well laid out and is spacious comprising:- reception hallway, kitchen, lounge with patio doors onto communal gardens, two double bedrooms and a wet room which is wheelchair accessible.

To the outside there are lovely communal gardens mainly laid to lawn with attractive flower and shrub borders which are very well maintained on a regular basis there is a paved patio area separated by hedging to provide some privacy. Ample parking for residents and visitors.

- 🏠 NO ONWARD CHAIN
- 🏠 Freehold tenure
- 🏠 Spacious entrance hallway
- 🏠 Kitchen
- 🏠 Living room with patio doors out onto the communal garden
- 🏠 Two double bedrooms
- 🏠 Shower room
- 🏠 Parking area
- 🏠 Well kept communal gardens
- 🏠 Walking distance to local amenities
- 🏠 Council tax band C
- 🏠 Access to a part boarded loft
- 🏠 Double glazing throughout

## Directions

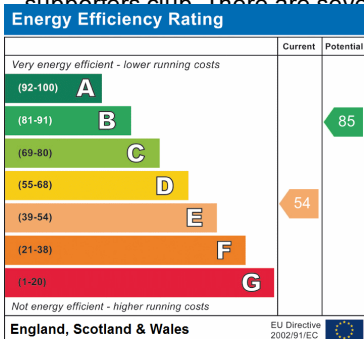
Proceed East out of Newbury on the A4 for approx 4 miles continuing through Thatcham town to the major roundabout sign posted Reading and the A4 and Dunstan Park. Continue over the roundabout to the next roundabout and turn right into Pipers Way and continue down towards the station and take the second turning on the right into Agricola Way. Continue straight on before taking the fourth turning on the left into Betteridge Road and The Maltings 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.

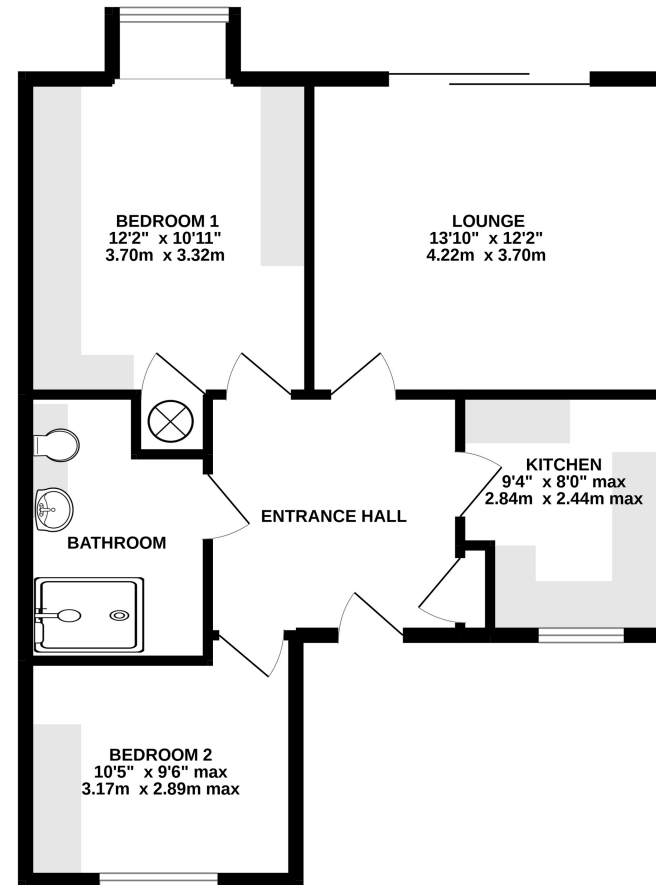
It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon 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



and state sectors, from pre-schools,

Thatcham has a mainline railway to Reading and London approximately 3 miles away, with access to 13 of the M4, which is just north



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 ©2022

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.



14 The Broadway Newbury Berkshire RG14 1BA

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



