



Quarrington Close

Cricketts

Quarrington Close, Thatcham, RG19 4YE

£340,000



- 🏠 Entrance hall
- 🏠 Lounge
- 🏠 Kitchen/ diner
- 🏠 Two double bedrooms
- 🏠 Third single bedroom
- 🏠 Family bathroom
- 🏠 Driveway parking
- 🏠 Garage
- 🏠 Council tax band D
- 🏠 Kennet School catchment
- 🏠 Close to local amenities
- 🏠 Gas fired central heating

DESCRIPTION

This three bedroom semi detached family home is situated in the popular Kennet Lea development. Its prime location ensures easy access to local amenities, including a nearby parade of shops and a conveniently located doctors' surgery. Furthermore, its proximity to Thatcham railway station provides excellent transportation links, ideal for commuters and families alike.

INTERNAL VIEWING HIGHLY RECOMMENDED - KENNET SCHOOL CATCHMENT.

The property is in need of some refurbishment and up-dating which has been reflected in the price. The accommodation comprises:- Porch, entrance hallway, leading into a spacious lounge, kitchen/breakfast room with door to the rear garden.

Ascending to the upper floor, you'll find two double bedrooms and one single bedroom and a family bathroom.

Outside, the property boasts a garage with eaves storage, providing ample space for storage. There is off road parking on the driveway. The fully enclosed rear garden which offers a degree of privacy has a paved patio with green house and is mainly laid to lawn.

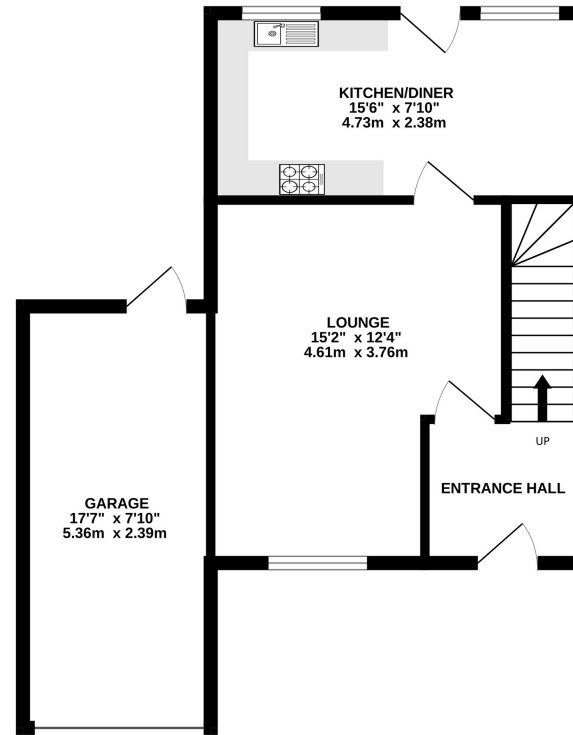
Directions

From Thatcham Broadway proceed south onto Station Road continue towards the end of the road passing the Burwood parade of shops and turn left into Wheelers Green Way. Take the first turning on the right into Quarrington Close and the property will be found a short distance on the left.

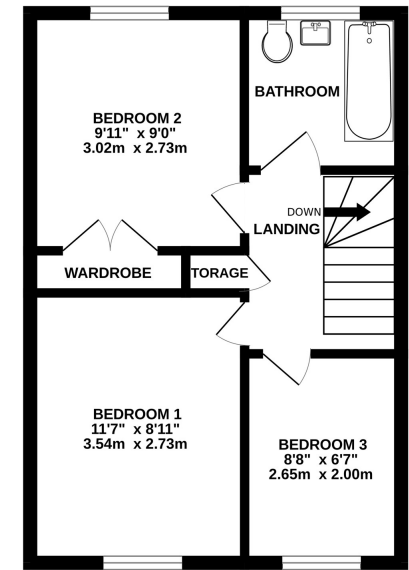
Local Information

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
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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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