



Wolsingham Way

Cricketts

Wolsingham Way, Thatcham, RG19 3YW

£225,000















DESCRIPTION

A great opportunity to purchase this one bedroom starter home with a south-facing garden, situated on the south side of Thatcham on the Moors, off Ilkley Way.

The accommodation comprises:- entrance hallway, lounge, fitted kitchen, large double bedroom with airing cupboard and fitted wardrobe, and bathroom. There is plenty of storage upstairs, including loft space and a storeroom that could be turned into a small office room.

To the front of the property there is a pathway leading to the front entrance, off road parking on the drive, and a small garden area. The large south-facing rear garden extends to 43ft, and can be accessed both from the house and by a side entrance from the front. It has a patio area and brick-built barbeque stand, ideal for entertaining, trees providing good seclusion, shrubs and flowerbeds, with the remainder laid to lawn.

The property is in a sought after location and is great for commuters to London, Reading, and Newbury, being close to the main A4 and with the main train line to Paddington only a short walk away. Close to local amenities and Thatcham town centre, it is an ideal opportunity for first time buyers and investment buyers.

-  **Porch**
-  **Lounge**
-  **Fitted Kitchen**
-  **Double Bedroom**
-  **Bathroom**
-  **Off Road Parking**
-  **Lots Of Storage and Loft Space**
-  **Great For First Time Or Investment Buyers**
-  **South Facing Rear Garden**
-  **Patio Area**
-  **Freehold Tenure**
-  **Council Tax Band B**
-  **Close To Local Amenities**
-  **Great Location**

Directions

Proceed out of Newbury on the A4 signposted Thatcham for approximately 2 ½ miles. Turn right at the traffic lights signposted Lower Way. Continue along Lower Way and turn right at the mini-roundabout into The Moors. Take the first right into Ilkley Way and then take the fourth turning on the left into Wolsingham Way. Proceed into Wolsingham Way and follow the road round to where the road ends at metal railings crossing the road and the property will be round on the left.

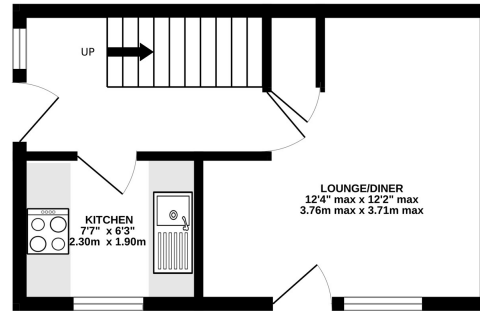
Local Information

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.

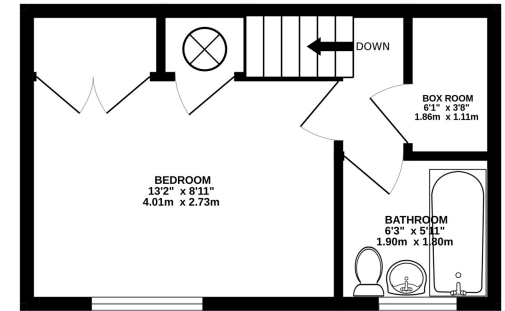
Nearby Newbury town has a wide range of major retailers and recreational sports facilities including a variety of golf courses, fishing on the Kennet & Avon canal and horseracing at Newbury Racecourse. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent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

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
243 sq.ft. (22.6 sq.m.) approx.

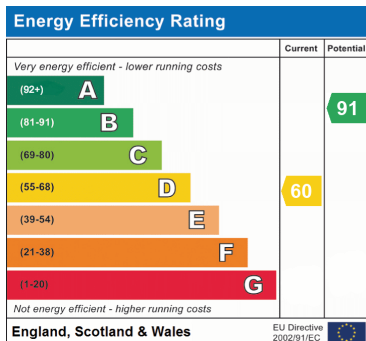


1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 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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