



jones robinson

— SIMUL MOVERE —



FREEHOLD GUIDE PRICE

£310,000

9 The Maltings

Thatcham RG19 4YB



Available with no onward chain is this well-presented freehold bungalow within a renowned development. The property benefits from a south facing garden, carport parking, and is close to local amenities and bus stops.

- Freehold
- Over 55's development
- Private south facing garden
- Walking distance to amenities
- Carport parking

- Two double bedrooms
- 24hr Warden assistance
- Well-presented
- No onward chain



SITUATION

Thatcham is a market town that offers a range of shops, supermarkets, schools and the Nature Discovery Centre, as well as being a short drive away from Newbury which has an excellent range of leisure and entertainment facilities including, of course, Newbury Racecourse. Thatcham itself has its own railway station, benefitting from the direct line to London Paddington, and excellent road links via the A34 and M4 motorway.

DESCRIPTION

This well-presented end terrace bungalow is situated on this highly sought-after retirement development and enjoys well-proportioned accommodation measuring approximately 600 sq ft. The property comprises an entrance hall, a south facing living room with a feature fireplace surround and sliding patio doors opening to the rear, a refitted kitchen, a shower room, and two bedrooms, both with fitted wardrobes.





OUTSIDE

The development is surrounded by well-tended communal lawned gardens. No. 9 benefits from carport parking, and its own south facing patio with a lawned garden to the rear which enjoys a good degree of privacy and is enclosed by mature hedgerow.

SERVICES & MATERIAL INFORMATION

All mains services are connected except gas. The property operates on electric storage heaters and benefits from double glazing.

EPC rating: E

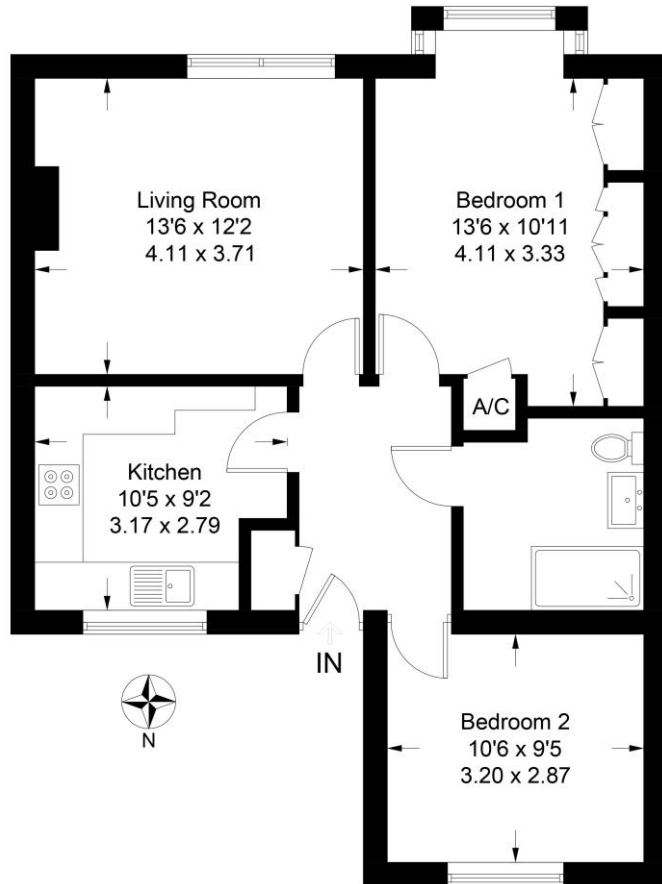
Council tax band: C

Management fee per month: £286.53



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Approximate Gross Internal Area = 55.7 sq m / 600 sq ft



LOCATION

what3words: ///boarding.importing.unwound



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