



19 The Maltings Thatcham Berkshire RG19 4YB

## **19 The Maltings Thatcham Berkshire RG19 4YB**

**Price Guide £300,000 Freehold**

**An attractive end of terrace bungalow situated in a quiet courtyard retirement development for the over 55's. The Maltings is located close to shops and the doctor's surgery. Also, on the doorstep of buses and Thatchams mainline railway station. Comprising Reception Hall, Sitting Room overlooking its own small patio which is private and not overlooked. Kitchen, Two Double Bedrooms, and Newly Fitted Shower Room. Outside, communal gardens are mainly laid to lawns with neatly tended flower borders. The development has a communal meeting room and an on-site manager. Ample parking can be found including visitor spaces too.**

**Management and Service Charge Available on Request.**

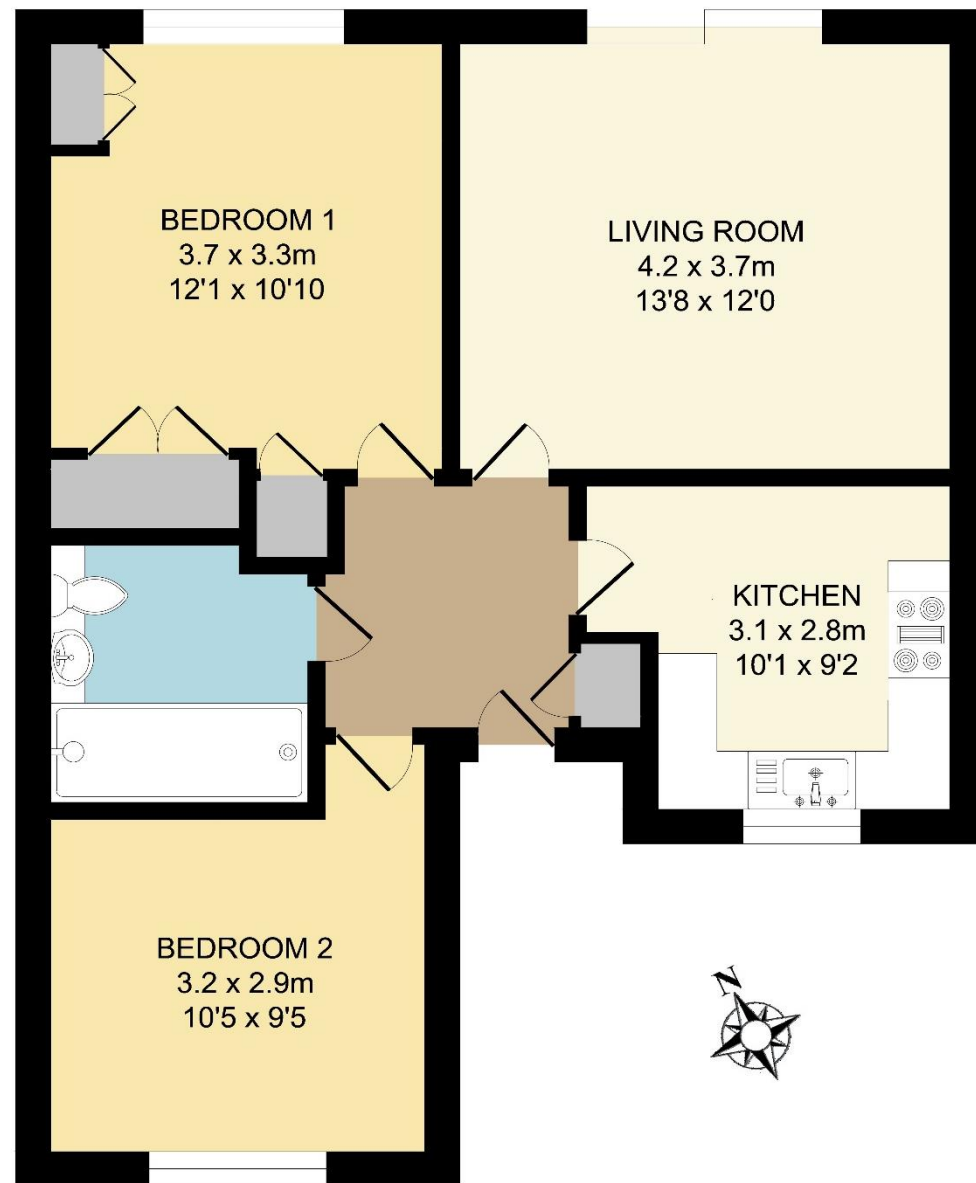
**Viewing is Highly Recommended to avoid Disappointment**

**Directions: Leave Thatcham Broadway in a southerly direction onto Station Road. Proceed over the mini-roundabouts. Just after the shops on your left-hand side turn left into Wheelers Green Way. Take the first left into Betteridge Road. Turn left at the entrance of The Maltings and into the car park. The property will be found just in front of you at the end of the car park overlooking the lawned gardens.**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79   C    |
| 55-68 | D             | 55   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

TOTAL APPROX. FLOOR AREA 58.0 SQ.M. (624 SQ.FT.)  
 All 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. Not to scale. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)



**Council Tax Band:** C      **£1834.12 pa**  
**Nearest Bus stop:** Betteridge Road 0.0 km  
**Nearest Train station:** Thatcham 0.5 km

**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

