



62 Rosedale Gardens Thatcham Berkshire RG19 3LF

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Berkshire RG19 3LF**

Price Guide £369,950 Freehold

A great opportunity to purchase a modern two bedroom detached bungalow in a quiet cul de sac just on the doorstep of Thatcham town centre. Boasting good size rooms and a fantastic Sitting Room overlooking the private rear Garden. There is a Detached Garage with ample driveway parking in front. Within a short walk to not just the town centre with all the usual shopping facilities, banks, post office, pubs, restaurants, doctors and dentists but also adjacent to the Thatcham Nature Discovery centre and Lakes. Bus stop closeby with Thatcham mainline railway a five minute drive.

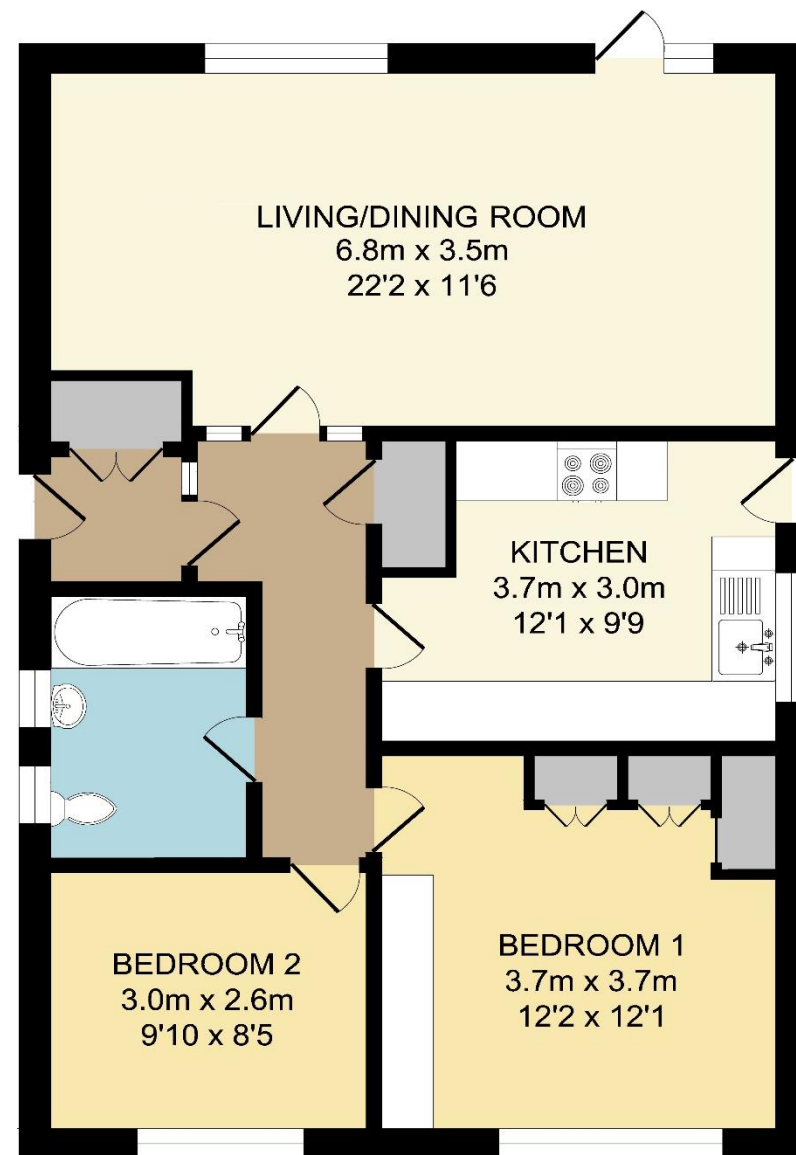
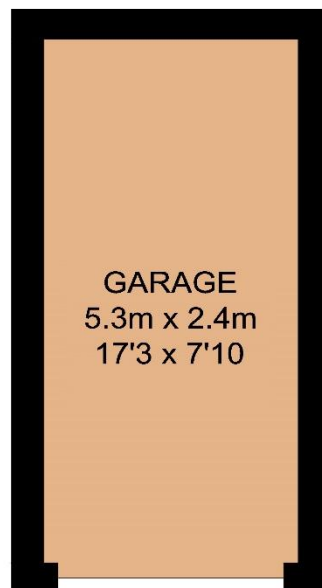
Offered with No Ongoing Chain

Directions: From Thatcham Broadway proceed in a southerly direction and into Church Gate. Proceed past St Marys Church and upon reaching the roundabout turn left onto The Moors Road. Take the first right into Ilkley Way then the second right into Rosedale Gardens. At the T junction turn right and at the next T junction turn right and the property will be found on the left.



Council Tax Band: C £1716.10 pa
Nearest Bus stop: Lower Way 0.3 km
Nearest Train station Thatcham 1.7 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 71.8 SQ.M. (773 SQ.FT.) EX. GARAGE
 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 and should be used as such.
 Not to scale. www.halletts-estateagents.co.uk

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

