



12 The Maltings Thatcham Berkshire RG19 4YB

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

**Price Guide £299,950 Freehold**

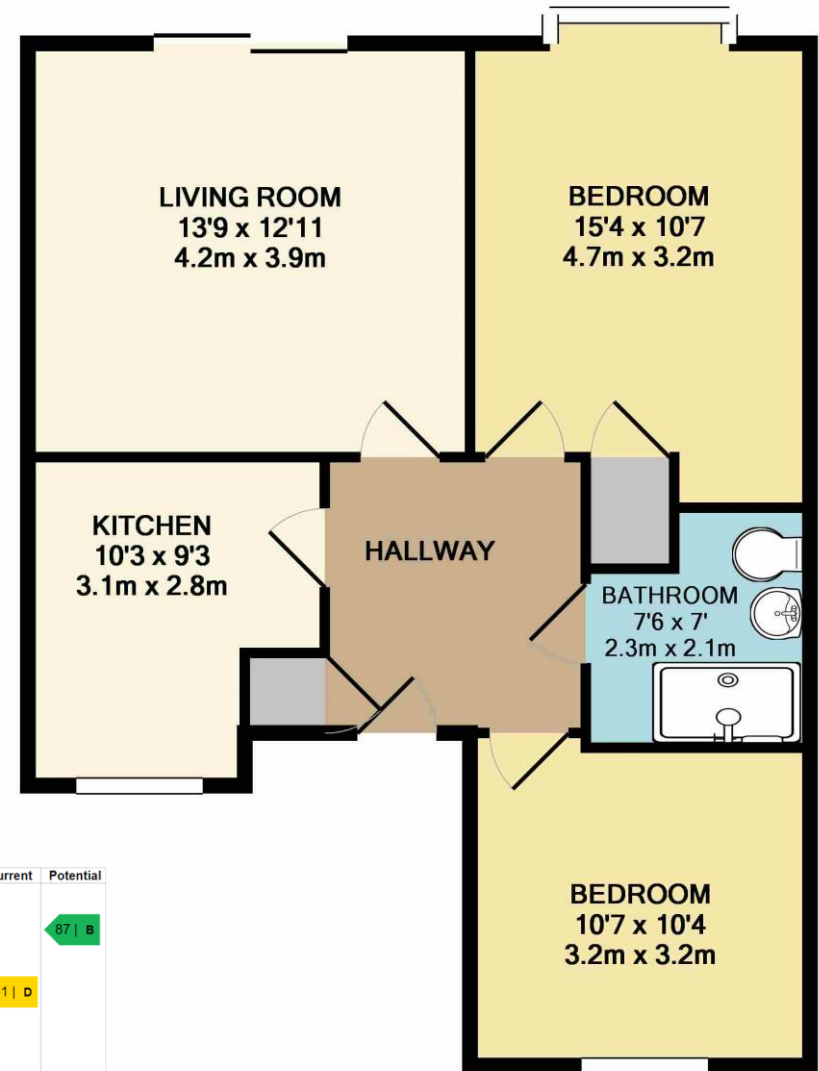
**A highly popular bungalow situated in a quiet courtyard retirement development for the over 55's. The Maltings is located close to shops and the doctor's surgery. Also, on the doorstep of buses and Thatchams mainline railway station. Comprising Reception Hall, Sitting Room overlooking the South facing Gardens, Beautiful Refitted Kitchen, Two Double Bedrooms, and Shower Room. Outside, communal gardens are mainly laid to lawns with neatly tended flower borders. From the Lounge the property has its own paved patio area that is secluded and not overlooked. 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 in the left-hand corner overlooking the lawned gardens.**





12, The Maltings  
THATCHAM  
RG19 4YB

Energy rating  
**D**

Valid until  
**30 March 2024**

Certificate number  
**2688-1046-7287-2114-6964**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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

TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** 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

