



DOWNER & CO

TRUSTED SINCE 1988

**55 Nideggen Close, Thatcham RG19 4HS**  
**Price: £235,000**

## Description.

Smartly presented one bedroom house, ideally located at the end of a quiet cul-de-sac and within walking distance of the town centre and rail station. The property has been updated by the current owner and would make an ideal first time buy.

The accommodation includes, open-plan living room/kitchen, double bedroom with built-in over-stairs cupboard and bathroom with storage cupboard. Benefits also include a private west-facing rear garden, un-allocated off-road parking, ample storage throughout and gas central heating.

Features.  
1  
1  
1  
1  
1

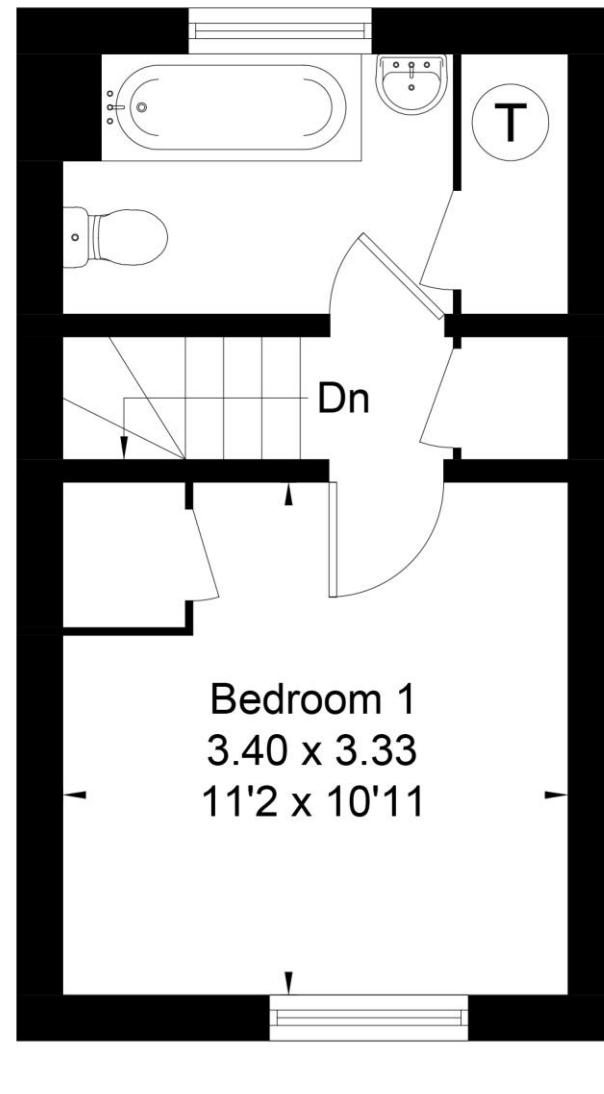
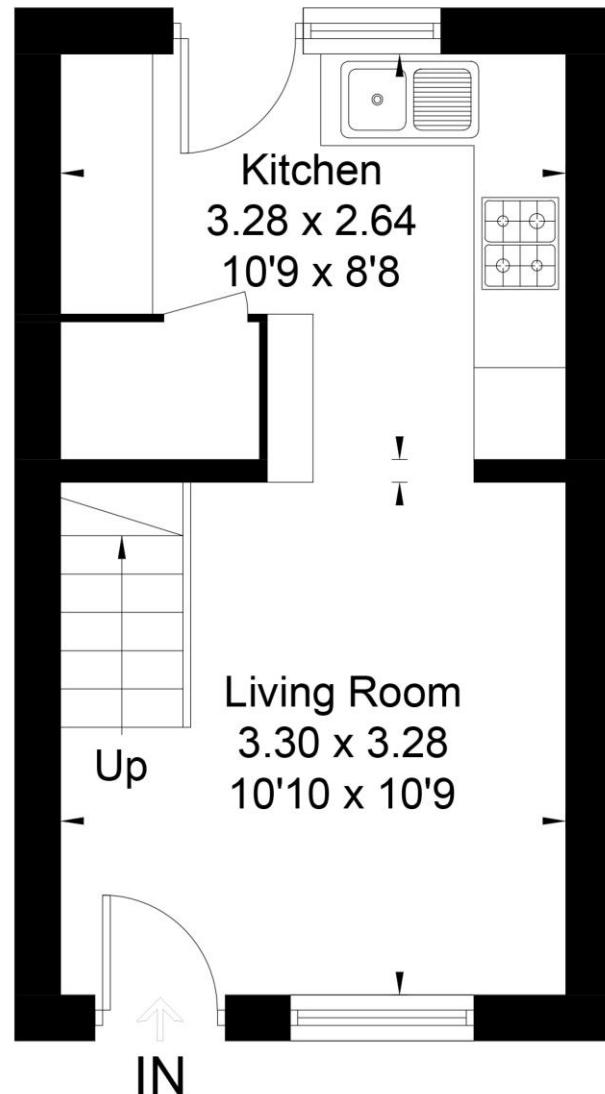


## Location.

Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet secondary school. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities include an active football club, cricket club, membership swimming pool, doctor and dentist practices. There is a mainline train station serving Reading and London (Paddington) and the West country and excellent road links via the A4, A34 and Junction 12 of the M4.



Approximate Floor Area = 40.8 sq m / 439 sq ft



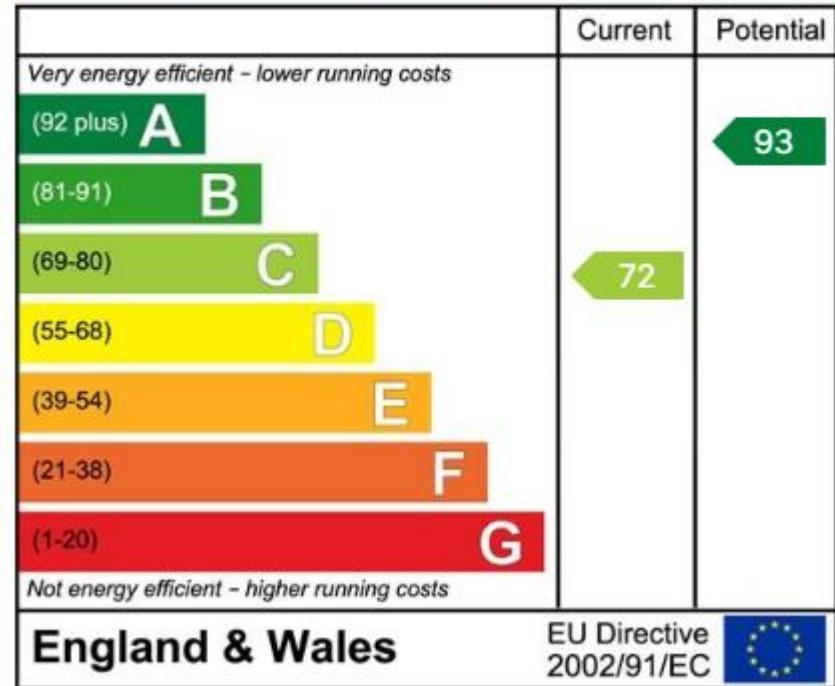


EPC: C

COUNCIL TAX BAND: C  
2025/2026: £2,148.42.

TENURE: FREEHOLD

## Energy Efficiency Rating



### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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