



26 The Maltings Thatcham Berkshire RG19 4YB



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

**Price Guide £320,000 Freehold**

**A highly sought after bungalow situated in a quiet courtyard retirement development for the over 50'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 Entrance Hall, Sitting Room overlooking the well kept Communal Gardens, Well fitted and equipped 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. The entire property has been professionally decorated and brand new carpets and flooring fitted throughout.**

**Viewing is Highly Recommended and Offered with No Chain**

**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. At the T junction turn left into Agricola Way and immediately left into The Maltings and into the car park. The property will be found in the left-hand corner.**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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**AWAITING EPG**

**Council Tax Band:** C      **£2148.42 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

TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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