



**DOWNER & CO**

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**30 Rosedale Gardens, Thatcham RG19 3LE**  
**Price: £300,000**

**Features.**

-  1
-  2
-  1

**NO ONWARD CHAIN**

**Description.** Located within a short walk of the town centre in a quiet cul-de-sac is a smart two bedroom home with sunny west-facing garden, garage and driveway parking. The property has been recently redecorated and is ready to move into. Locally there are footpaths, a park and shops nearby, and the mainline train station is just over a mile away.

The light and spacious accommodation consists of entrance lobby, open plan living/dining room, kitchen, large master bedroom, second bedroom and family bathroom. Outside, the rear garden is laid mainly to lawn and there is a path that leads to the front of the property. The front garden is also laid to lawn. Benefits include upvc double glazing and gas fired central heating.



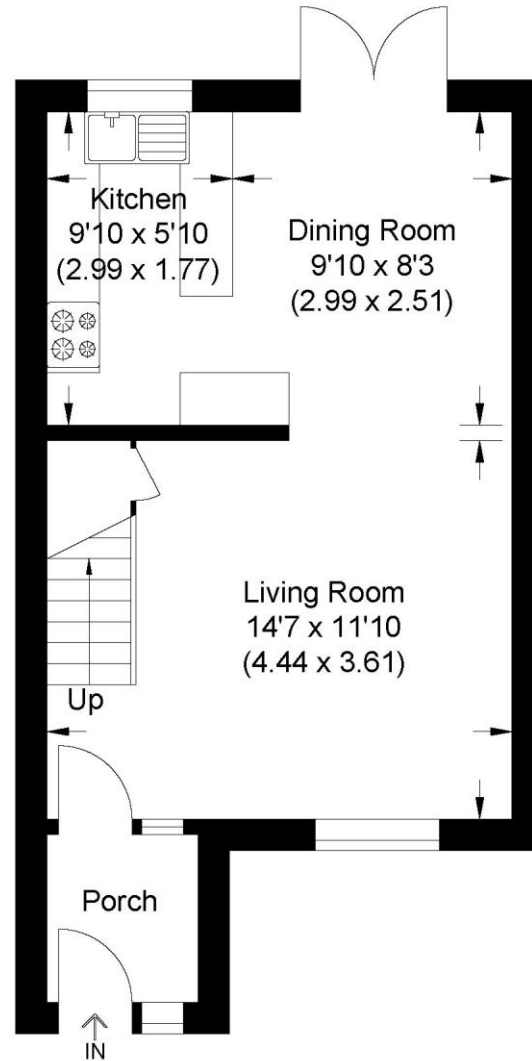
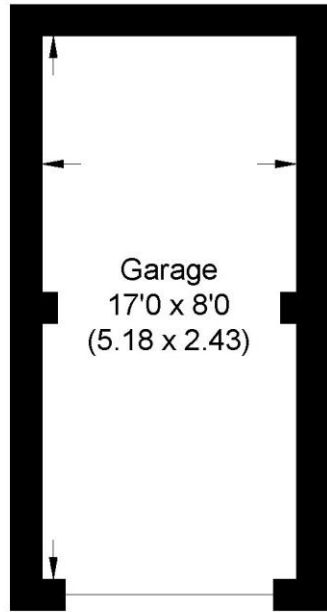
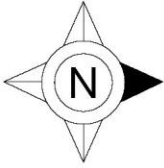
**Location.**

Thattham is a small town about four miles to the east of Newbury offering an array of shops, pubs, restaurants, and schools. 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.



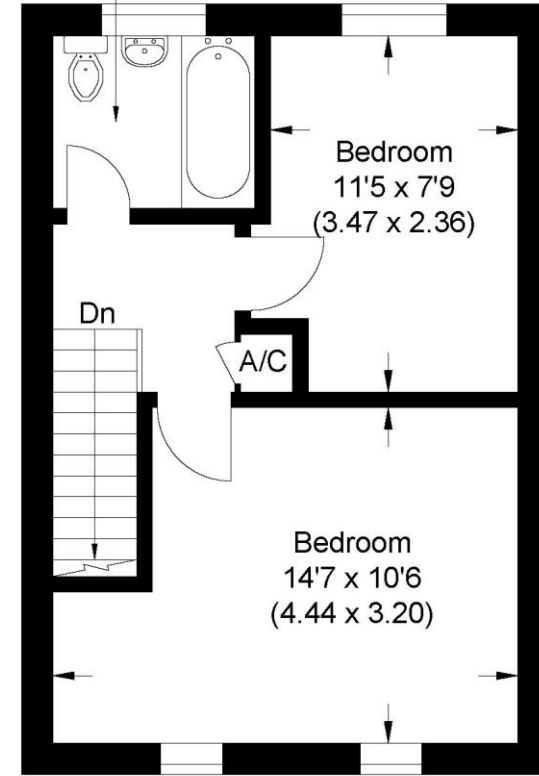
Approximate Gross Internal Area  
62.46 sq m / 672.31 sq ft  
(Excludes Garage)

Garage Area 12.59 sq m / 135.51 sq ft



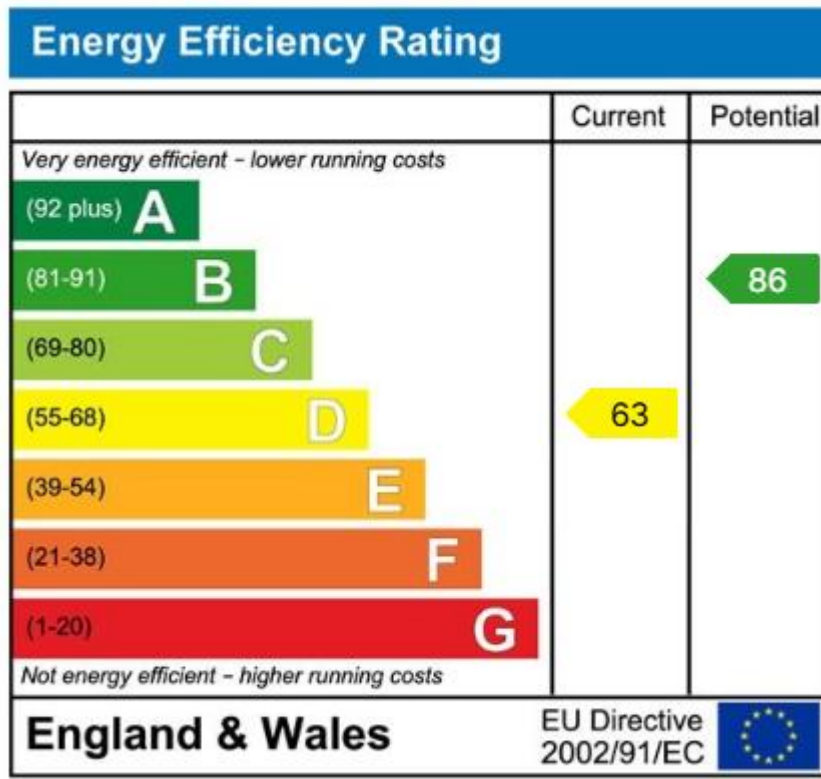
Ground Floor

Bathroom  
6'5 x 5'5  
(1.95 x 1.65)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**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.

**EPC: D**

**COUNCIL TAX BAND: C**  
**2026/2027: £2,260.26.**

**TENURE: FREEHOLD**

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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