

**1 Coombe Court
Thatcham
Berkshire
RG19 4JR**

Thatcham is a thriving market town which has a selection of shops in The Broadway including two supermarkets, there are further comprehensive shopping facilities in nearby Newbury and Reading. For the sporting enthusiast Thatcham offers a bowling club, town cricket club and town football and supporters club. There is also a selection of restaurants and pubs to be found in the town. There are several schools situated in and around Thatcham which together with pre-school groups cater for children aged 4 – 18.

Nearby Newbury town has a wide range of major retailers and recreational sports facilities including a variety of golf courses, fishing on the Kennet & Avon canal and horseracing at Newbury Racecourse. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent and state schools, both Primary and Secondary.

In terms of communications Thatcham and Newbury have a main rail connection to London (Paddington). The M4 junction 13 is 8 miles with the A4 allowing easy access to Reading.

Enclosed Porch

uPVC double glazed door with double glazed window to side. Meter cupboard. Cloaks cupboard. Radiator. Door to:

Living Room

15'3" x 13'10"

uPVC double glazed window. Radiator. Wood laminate flooring. Telephone point. T.V. point. Open stairs rising to first floor. Radiator.

Kitchen/Breakfast Room

15'5" x 9'9"

Fitted with a range of base units with worksurface over. Single bowl, single drainer stainless steel sink. Integrated electric oven with electric hob and extractor over. Matching wall cabinets with under lighting. Open corner wall shelf. Plumbing for washing machine. uPVC double glazed window. Concealed gas fired boiler serving domestic hot water and central heating.

Breakfast Area

uPVC double glazed window. Radiator. uPVC double glazed door to:

Conservatory

uPVC double glazed windows. Laminate flooring. uPVC double glazed door to garden.

Landing

Cupboard housing hot water tank.

Bathroom

Suite comprising panelled bath, hand wash basin and low level w.c.

Bedroom 1

13'5" x 9'5"

uPVC double glazed window. Built in double wardrobe. Radiator.

Bedroom 2

9'7" x 9'4"

uPVC double glazed windows. Laminate flooring. Radiator.

OUTSIDE

Front Garden

Mainly laid to lawn. Personal pathway to front entrance door.

Rear Garden

Patio area. Feature circular lawn area with shingle path around. Enclosed by panel fencing. Side garden enclosed by brick walling and mainly laid to lawn.

Garage

In nearby block. Metal up and over door.

Viewing

**Please contact our Newbury Office on
01635 43333
for an appointment to view**