

# HILLIER & WILSON



Hatchgate Close  
Cold Ash



# Hatchgate Close Cold Ash Berkshire RG18 9NY

A well presented three double bedroom semi-detached bungalow located in the popular village of Cold Ash. The property was modernised by the current owners and benefits from gas central heating, uPVC double glazing, off road parking and garage. The accommodation comprises kitchen/dining area, sitting room with fireplace, two double bedrooms with fitted wardrobes, a double bedroom with French doors to the garden and a bathroom with walk-in shower. Externally, there is a front garden, driveway parking and garage at the side of the house, whilst to the rear is an enclosed, landscaped garden with patio area, lawn and flower bed borders. The village of Cold Ash is conveniently located just a mile from Thatcham which has a mainline railway station providing regular direct links to London Paddington taking less than an hour. Cold Ash also has two public houses and a village shop.

**Services:**  
Mains services are connected.

**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

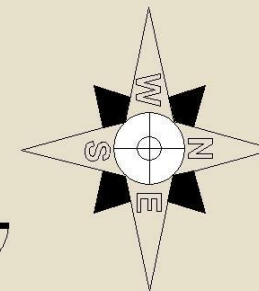
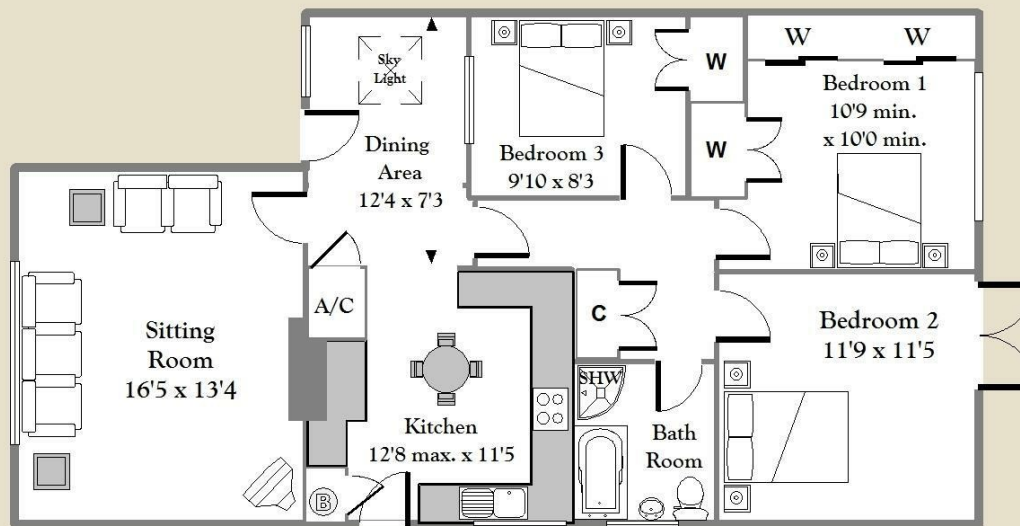
**Council Tax:**  
Band D

**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

**Directions**  
From the Robin Hood roundabout proceed along the A4 signposted Reading and Thatcham. Continue for approximately two miles until you reach the Wyevale Garden Centre roundabout, take the second exit left onto Tull Way. Continue along the road for approximately one/two miles and at the roundabout turn left, at the next roundabout proceed straight onto Cold Ash Hill. Take the next turning on the left onto Hatchgate Close and the property is up on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





## Hatchgate Close, Cold Ash.

APPROX.GROSS INTERNAL FLOOR AREA 976 sq ft (Excluding garage)  
For identification only - Not to scale - Hillier & Wilson LTD

Garage  
17'8 x 8'7  
154 sq.ft.



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



