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83 Sagecroft Road, Thatcham RG18 3AX  
Price: £325,000

**Features.**

- 2
- 3
- 1

**Description.**

Set back from the road this three bedroom mid- terraced house is ideally and conveniently situated just a short walk from Whitelands Park primary school, a Tesco Metro store, Thatcham town centre, the rail station and within The Kennet Secondary school catchment.

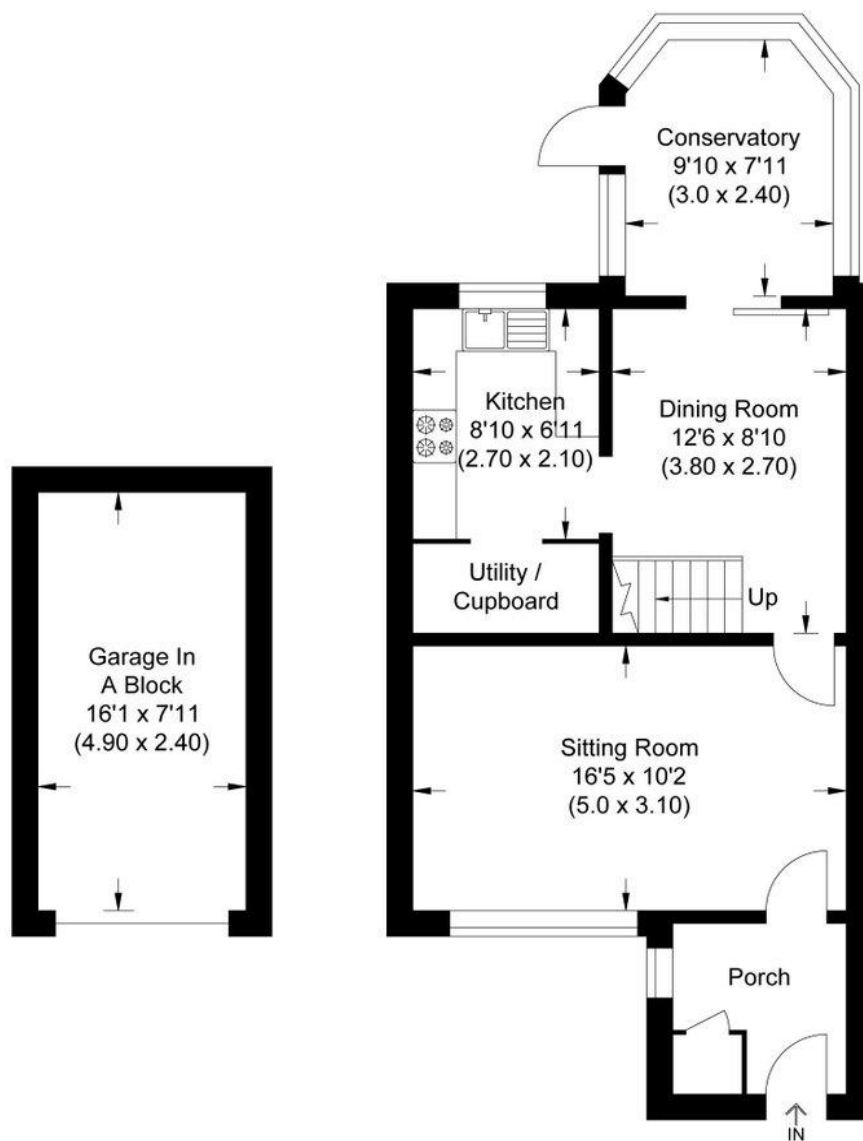
The accommodation comprises, entrance porch, spacious living room, dining room, kitchen with separate utility area, conservatory, two generous double bedrooms, further bedroom and re-fitted family bathroom. Benefits also include a well maintained and low maintenance, recently landscaped rear garden, garage in a nearby block, unallocated off-road parking to the rear of the property is also available and gas central heating.



## Location.

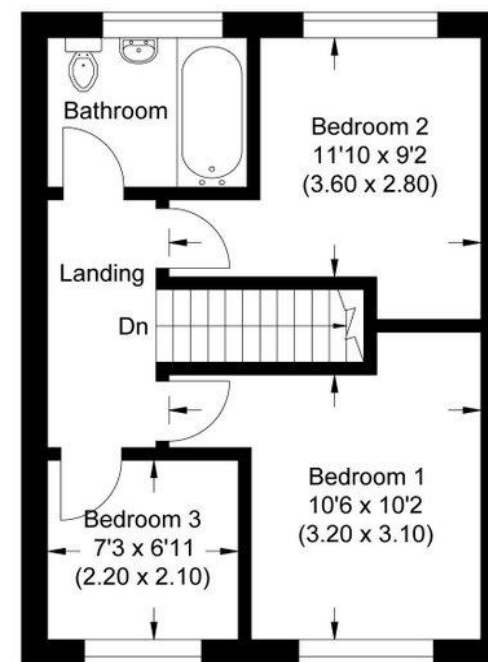
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet secondary school. There are lovely walks through the nearby nature reserve and along the tow paths of the Kennet and Avon canal. Other amenities 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.





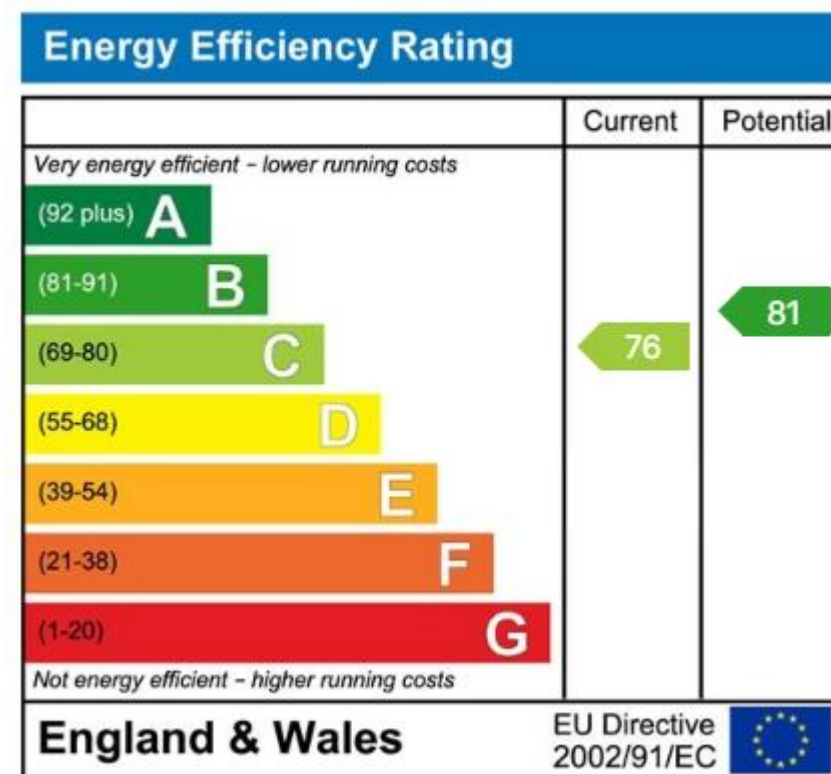
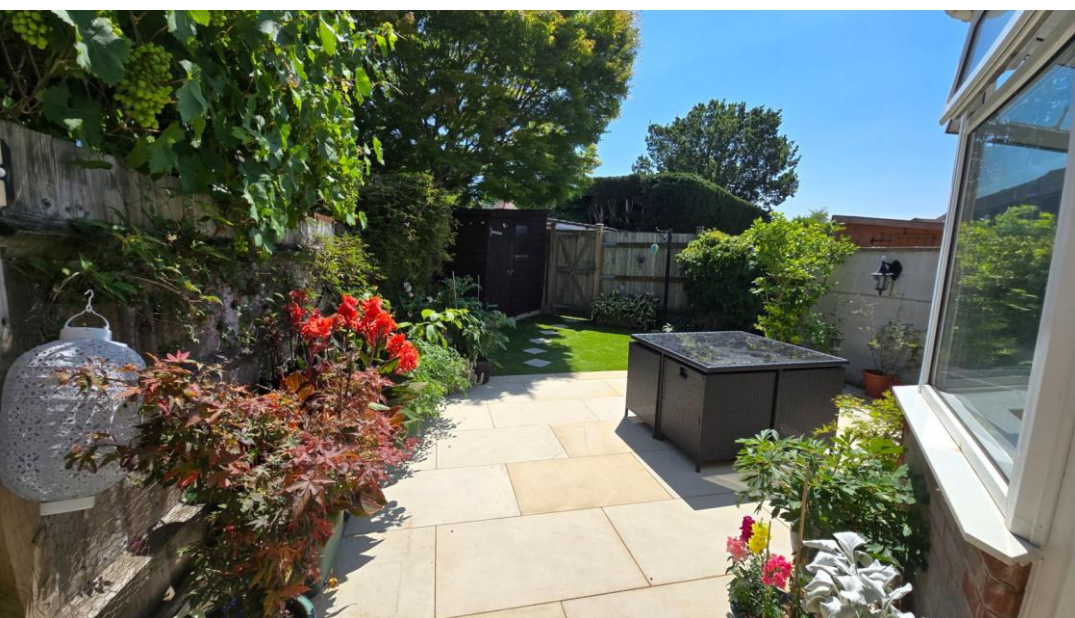
Ground Floor

Approximate Gross Internal Area  
91.10 sq m / 980.59 sq ft  
(Excludes Garage)  
Garage Area 11.76 sq m / 126.58 sq ft



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: C**

**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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