



DOWNER & CO

TRUSTED SINCE 1988

7 The Quantocks, Thatcham RG19 3SF  
Price: £325,000



Features.

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-  2
-  1

NO ONWARD CHAIN

Description.

Two double bedroom semi-detached house, ideally located down a quiet no through road and within walking distance of the town centre and rail station.

The accommodation which is in need of some updating comprises living room, kitchen/dining room, two double bedrooms and bathroom. Benefits include a good size private rear garden, garage with added cloakroom, driveway parking for several cars, 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 and secondary schooling. 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  
66.40 sq m / 714.72 sq ft (Excludes Garage)  
Garage Area 14.30 sq m / 153.92 sq ft

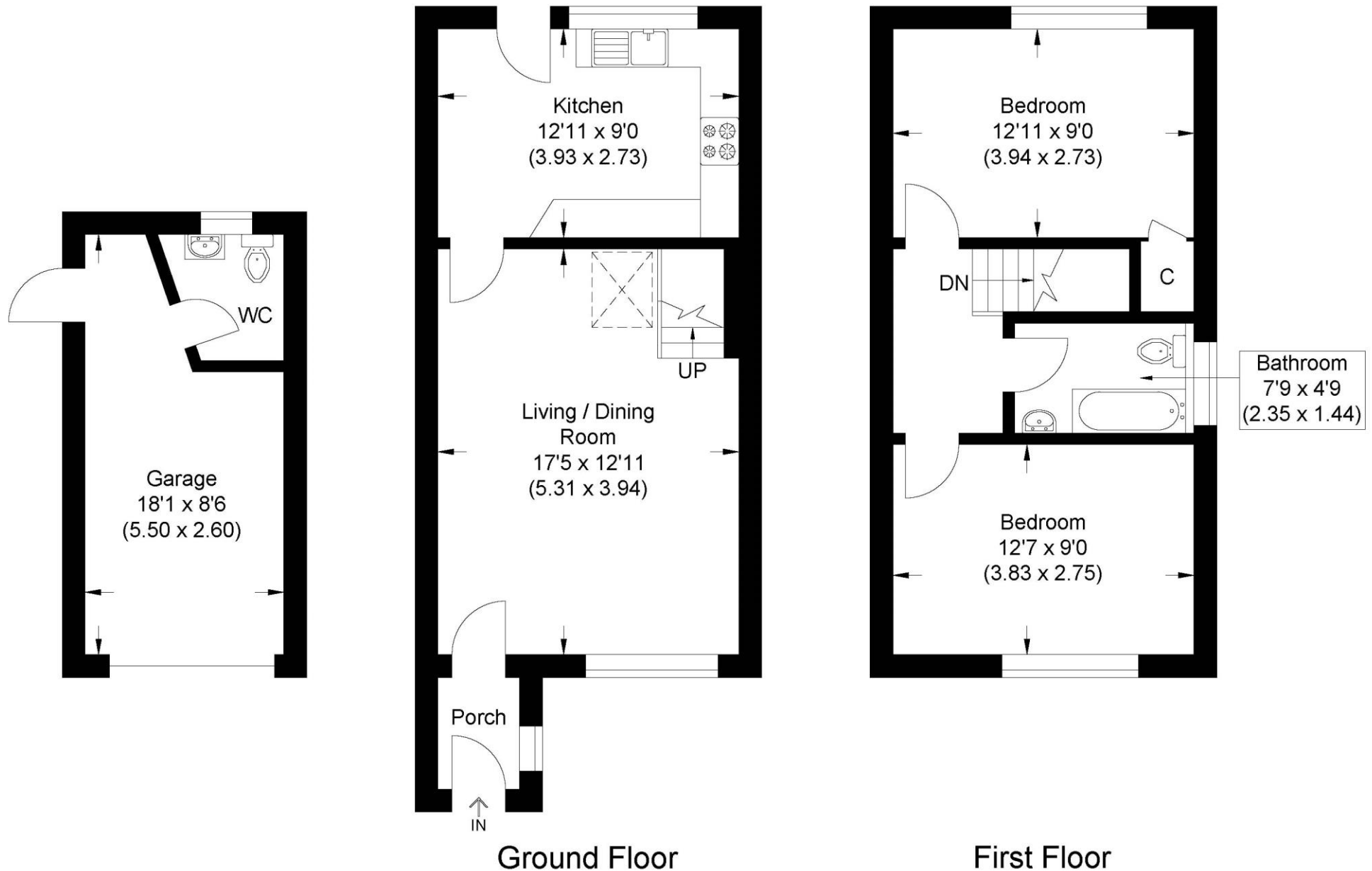
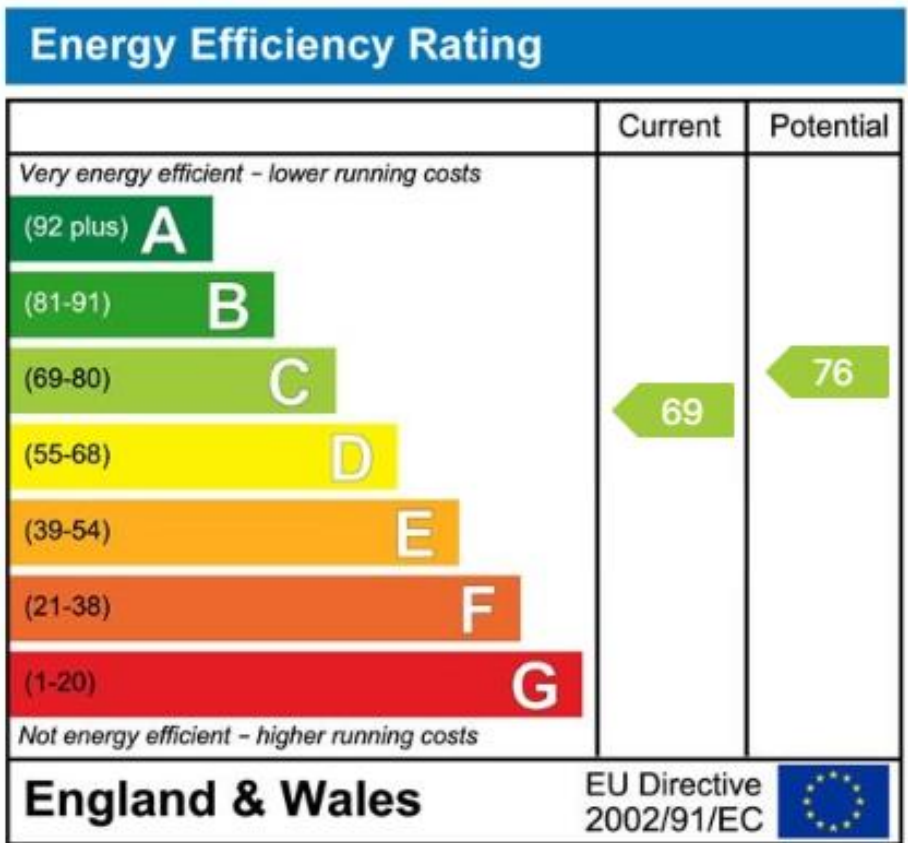


Illustration for identification purposes only, measurements are approximate, not to scale.





#### 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**  
**2025/2026: £2,148.42.**

**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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