



**80 Mersey Way, Thatcham RG18 3DL**  
**Price: £360,000**

**Features.**

-  1
-  2
-  3

**Description.**

A three bedroom semi detached home located on the popular Rivers development on the North side of Thatcham being close to open countryside and with Tesco Metro within an easy walking distance.

The house offers spacious accommodation and also scope to extend (subject to the usual consents) and includes entrance hall, living room, open plan kitchen/dining room with patio doors to the garden and access to the utility room at the rear of the garage, three good sized bedrooms and family bathroom. Outside offers a south east facing rear garden with private patio area, single garage and driveway parking.

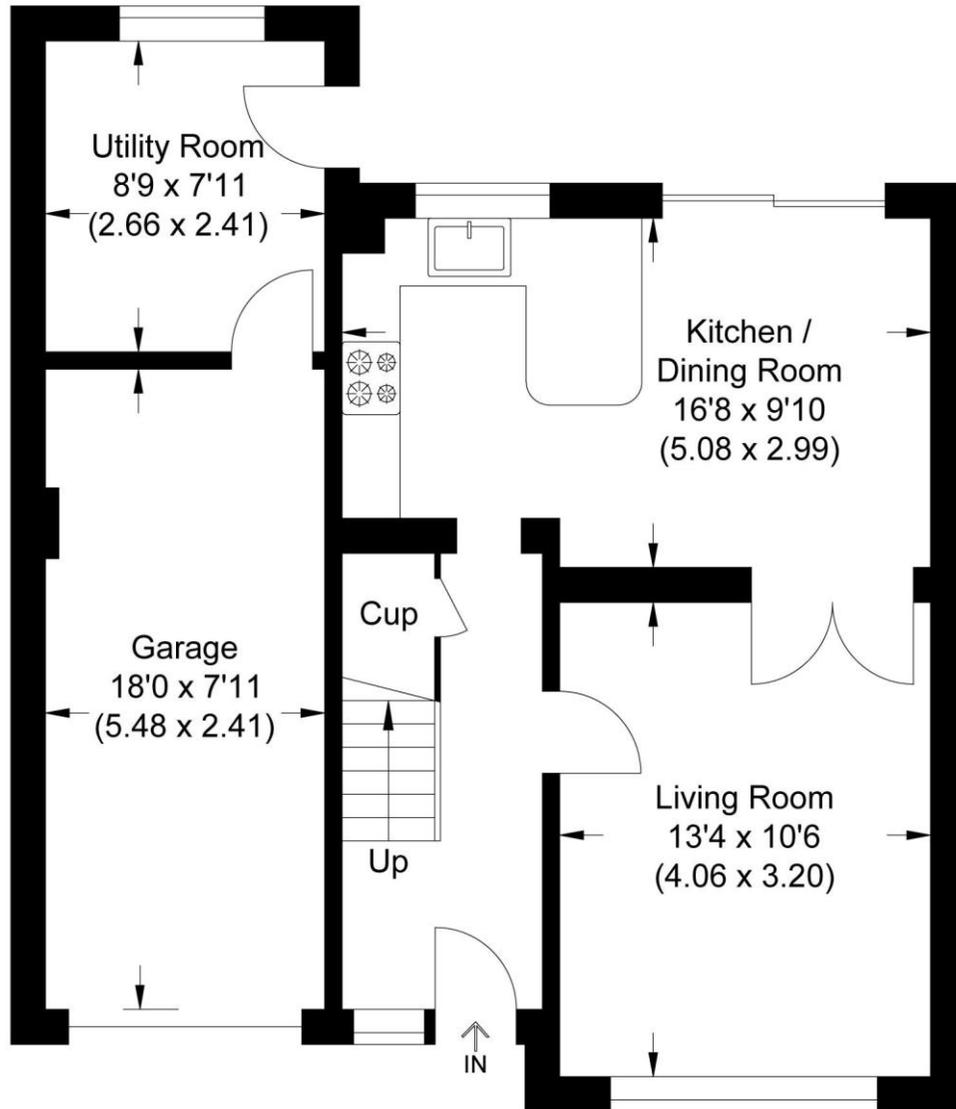


**Location.**

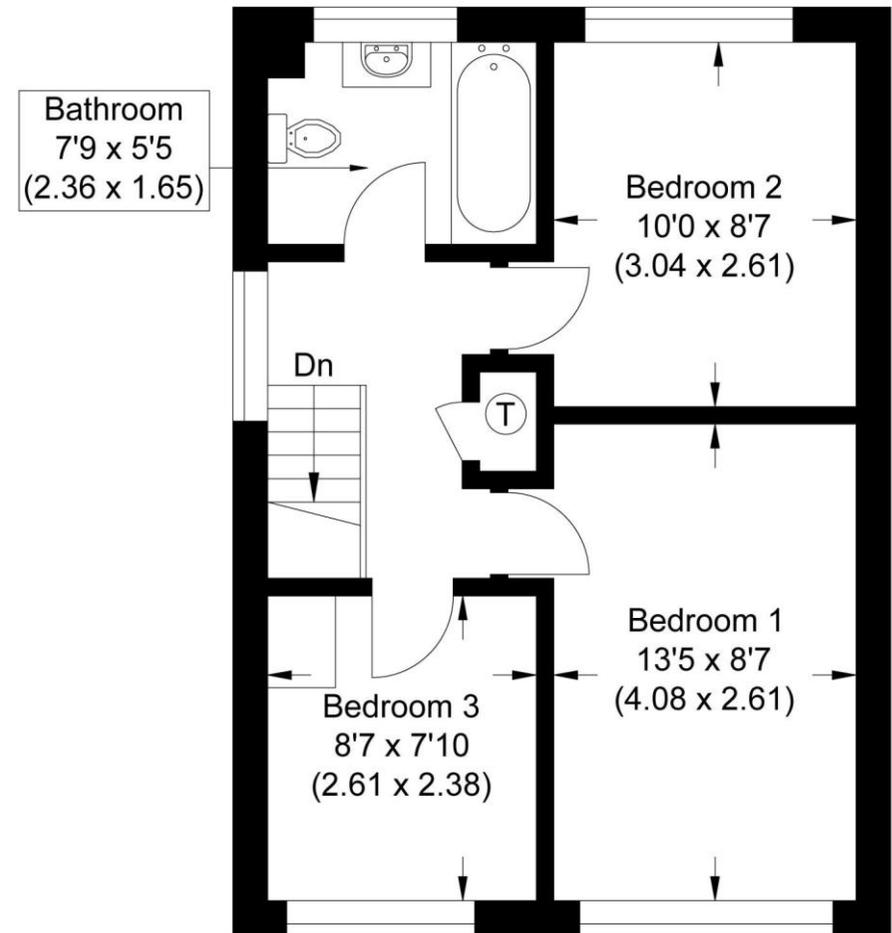
Thatcham is a small town about four miles to the east of Newbury offering an array of shops, pubs and restaurants, good primary schools and the well regarded Kennet Secondary School and catchment for Trinity Secondary School in Newbury. There are lovely walks through the nearby nature reserve and along 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  
94.59 sq m / 1018.15 sq ft  
(Includes Garage)  
Garage Area 13.21 sq m / 142.19 sq ft



Ground Floor



First Floor

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



\* AI-generated content



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### 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: E**

**COUNCIL TAX BAND: D**  
2025/2026: £2,416.98.

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

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