



4, Whitley Park Lane, Reading, RG2 7BE

£350,000

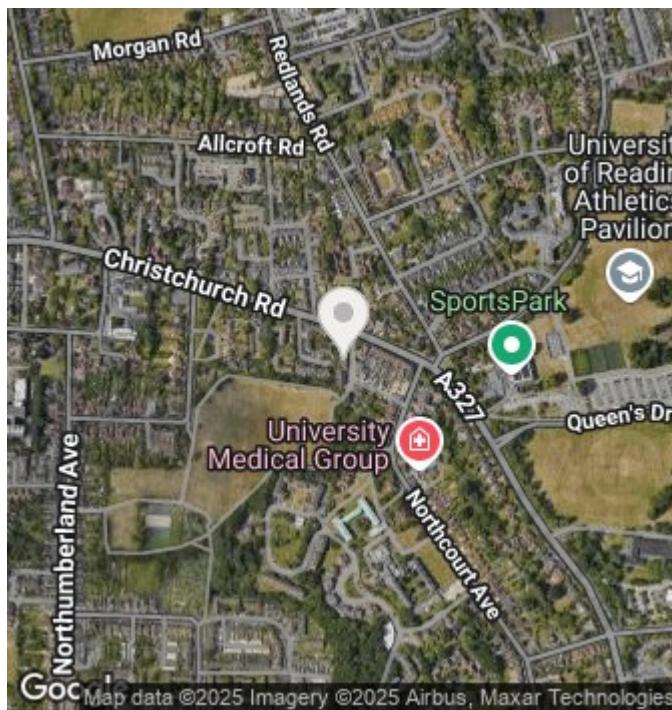
Positioned in a convenient location offering easy access to several amenities including Reading University, public transport links to Reading Town centre, and a choice of local shops and restaurants. This charming period home is nestled amongst a row of cottages dating back to 1890 which retain original features whilst offering modern accommodation throughout. The property has undergone recent modernisation comprising living room with a working fireplace leading to a refitted kitchen with newly installed double glazing and on the 1st floor 2 bedrooms and a refitted shower room. To the rear, there is a westerly facing garden with a workshop.





- Reading University area
- Period features
- Refitted shower room & kitchen
- 2 bedrooms
- Westerley facing garden
- Easy access to Reading town Centre, 10 minutes via public transport
- Community park minutes away
- Easy access to the Elizabeth line to London

Council tax band C  
Council - Reading





Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

We understand there is a right-of-way footpath that crosses the rear of the property for the exclusive use of the cottages and rarely used.

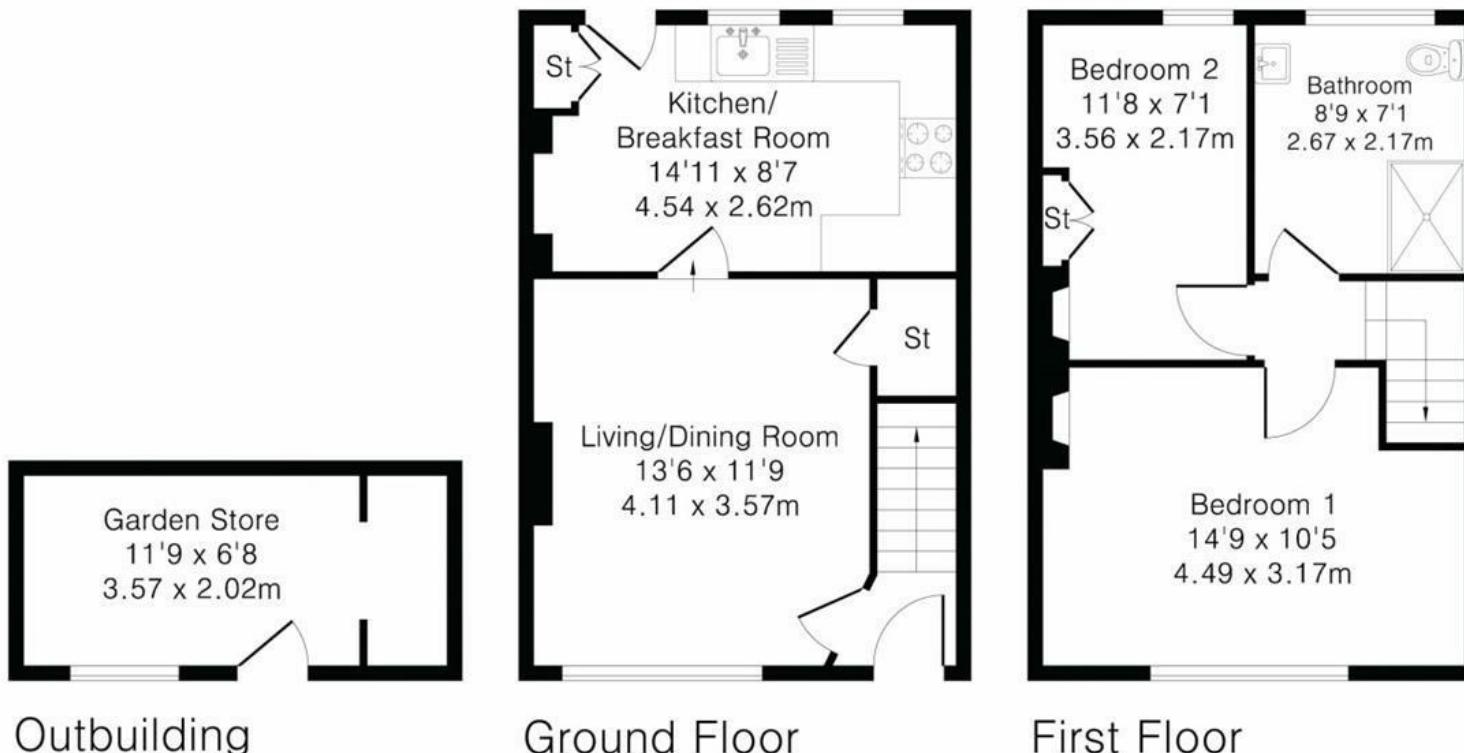
We understand that the workshop at the bottom of the garden may contain asbestos in the roof, in line with the adjoining cottages

# Approximate Gross Internal Area 748 sq ft - 69 sq m

Ground Floor Area 325 sq ft – 30 sq m

First Floor Area 325 sq ft – 30 sq m

Outbuilding Area 98 sq ft – 9 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Certified  
Property  
Measurer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(92 plus)	A		
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			