



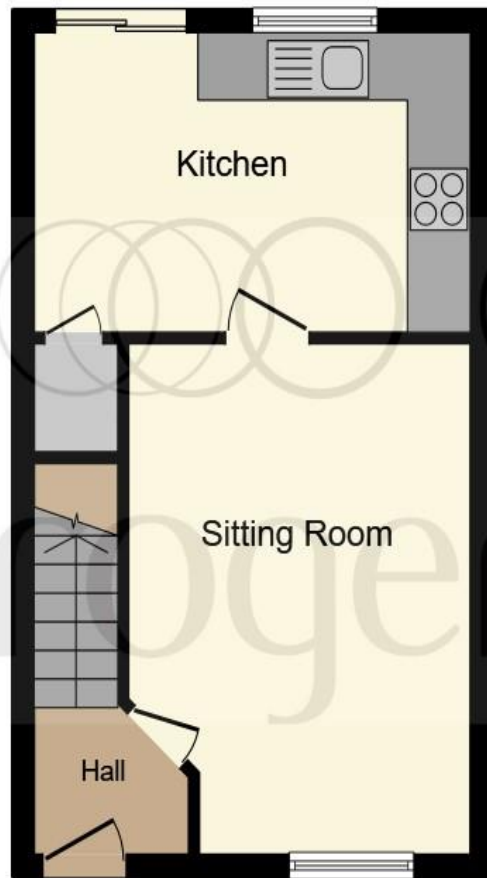
Moorhen Drive, Lower Earley Reading RG6 4NZ

welcome to

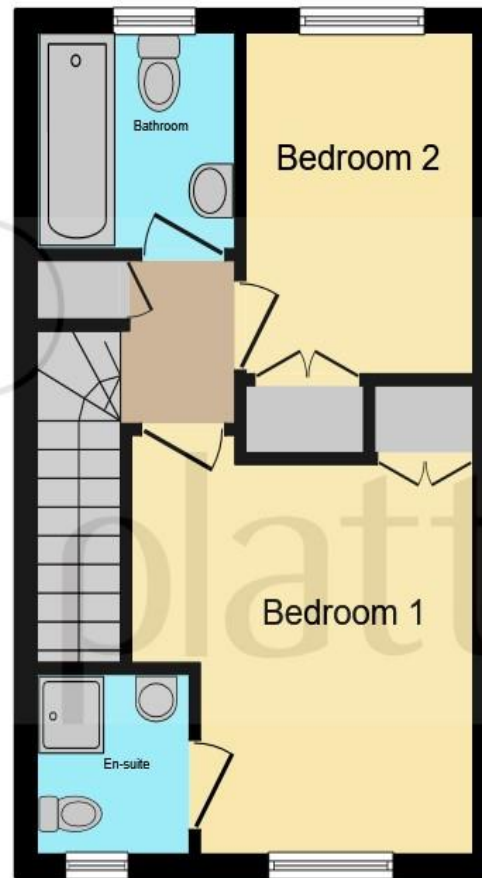
Moorhen Drive, Lower Earley Reading

Offered with NO ONWARD CHAIN is this Bovis built home which is located in a popular location and benefits from kitchen/dining room, lounge, master bedroom with ensuite, further bedroom and bathroom. Outside there is an enclosed garden and allocated parking.





Ground Floor



First Floor

Entrance Hall

Lounge

14' 10" x 10' 6" (4.52m x 3.20m)

Kitchen/Dining Room

13' 6" x 8' 8" (4.11m x 2.64m)

Landing

Master Bedroom

11' 4" x 10' 5" (3.45m x 3.17m)

Ensuite

Bedroom Two

9' 11" x 7' 1" (3.02m x 2.16m)

Family Bathroom

Enclosed Garden

Allocated Parking

Total floor area 60.6 m² (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Moorhen Drive, Lower Earley Reading

- Offered with NO ONWARD CHAIN
- Well Presented Home
- Kitchen/Dining Room, Lounge
- Master Bedroom with Ensuite, Second Bedroom
- Walking Distance to Bus Routes and Shops

Tenure: Freehold EPC Rating: Awaited

guide price

£360,000



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108028



Property Ref:
LOE108028 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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