



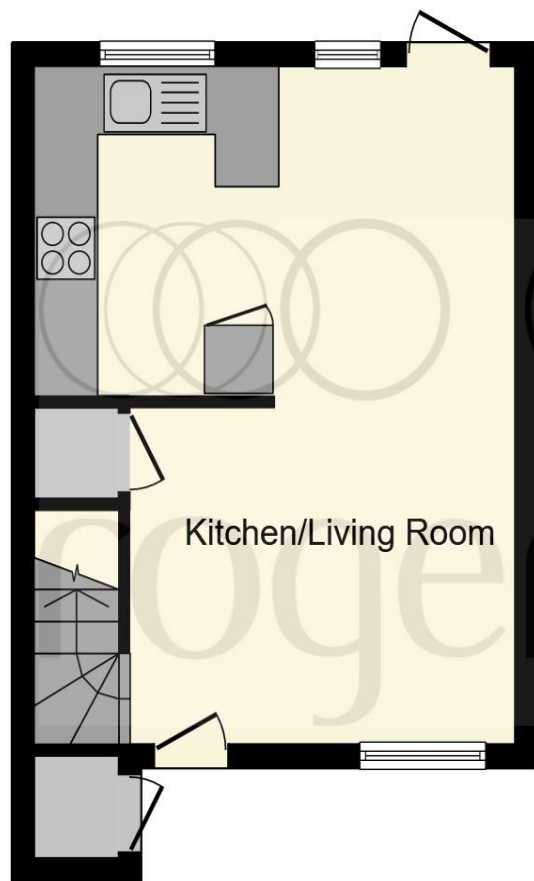
Ratby Close, Lower Earley Reading RG6 4ER

welcome to

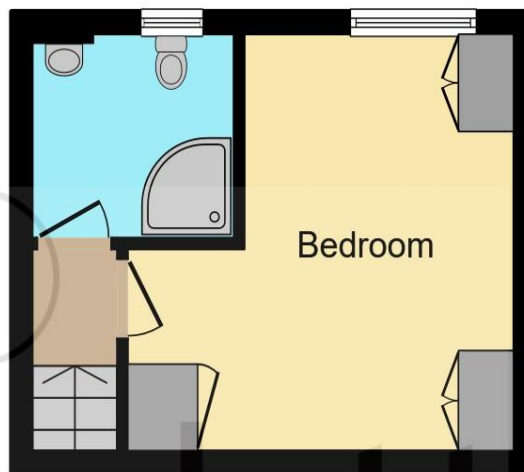
Ratby Close, Lower Earley Reading

OFFERED WITH NO ONWARD CHAIN! A well-presented one double bedroom house located in a popular location close to the Asda complex with all its amenities, nearby bus stops and good access to the local Business Parks and M4 Junction 10. It also has a private garden.





Ground Floor



First Floor

Entrance Hall

Living Room/Kitchen

19' 4" x 14' 6" (5.89m x 4.42m)

Stairs To First Floor

Bedroom

11' 10" x 8' (3.61m x 2.44m)

Bathroom

Enclosed Garden

Total floor area 44.5 sq.m. (479 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

Ratby Close, Lower Earley Reading

- Rear garden
- No onward chain
- Close to local amenities
- Off road parking
- Ideal for a first time buyer/ investor

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108277



Property Ref:
LOE108277 - 0008

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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