





welcome to

Stratton Gardens, READING

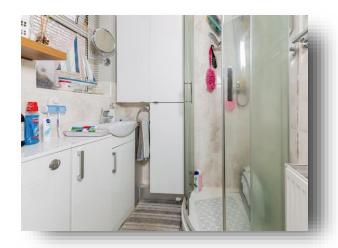
We present to you this stunning two bedroom, two bathroom home in a sought after area. It consists of an established garden with and extended utility area. Viewings are highly recommended to appreciate how well presented this home is.















Total floor area 110.2 m² (1,186 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

Entrance Hall

Shower Room

Kitchen

11' x 8' 10" (3.35m x 2.69m)

Utility Room

Lounge

14' 10" x 10' 8" (4.52m x 3.25m)

Conservatory

11' 10" x 7' 11" (3.61m x 2.41m)

Landing

Bedroom One

14' 11" x 10' 10" (4.55m x 3.30m)

Bedroom Two

9' 2" x 6' 3" (2.79m x 1.91m)

Bathroom

Enclosed Garden

Workshop

20' 2" x 18' 1" (6.15m x 5.51m)

Double Driveway

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- Two Bedrooms
- Additional Ground Floor Bathroom
- Established Garden
- Double Driveway
- Desirable Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£350,000









Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108558



Property Ref: LOE108558 - 0002 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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0118 987 6767



LowerEarley@rogerplatt.co.uk



Asda Complex Chalfont Way , Lower Earley, READING, Berkshire, RG6 5HQ



rogerplatt.co.uk