





welcome to

Colliers Way, Reading

This three bedroom end of terrace home is offered chain free and comprises entrance hall, kitchen, downstairs wc, large living room to the ground floor. And generous size bedrooms to the first floor. Requiring some modernisation, this could be turned into a lovely family home.





The property is ideally located within 2 miles of Reading Town Centre which offers a variety of shops at The Oracle Shopping Centre, cafes, riverside restaurants and a cinema complex. Reading University & Royal Berkshire Hospital are also located nearby and are easily accessible. Access to road networks including the A33 to Basingstoke and M4 are easily accessible and Reading West Mainline Railway Station is located within 1.2 miles of the property.

AGENTS NOTES: 'This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly'

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Service/Maintenance Charges: £25.74 pcm

Entrance Hall

Cloakroom

Lounge

16' 10" x 14' 5" (5.13m x 4.39m)

Kitchen

11' 6" x 9' 4" (3.51m x 2.84m)

Landing

Bedroom One

13' 1" x 11' 7" (3.99m x 3.53m)

Bedroom Two

13' 3" x 11' 6" (4.04m x 3.51m)

Bedroom Three

9' 7" x 8' 3" (2.92m x 2.51m)

Bathroom

Enclosed Garden











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Colliers Way, Reading

- Chain free
- Requiring modernisation
- End of Terrace
- Downstairs WC
- Cul-de-sac Location

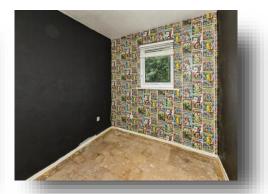
Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£330,000









Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108618



Property Ref: LOE108618 - 0010 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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