



**Colliers Way, Reading RG30 2QS**



***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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welcome to

## 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

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Property Ref:  
LOE108618 - 0010

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