



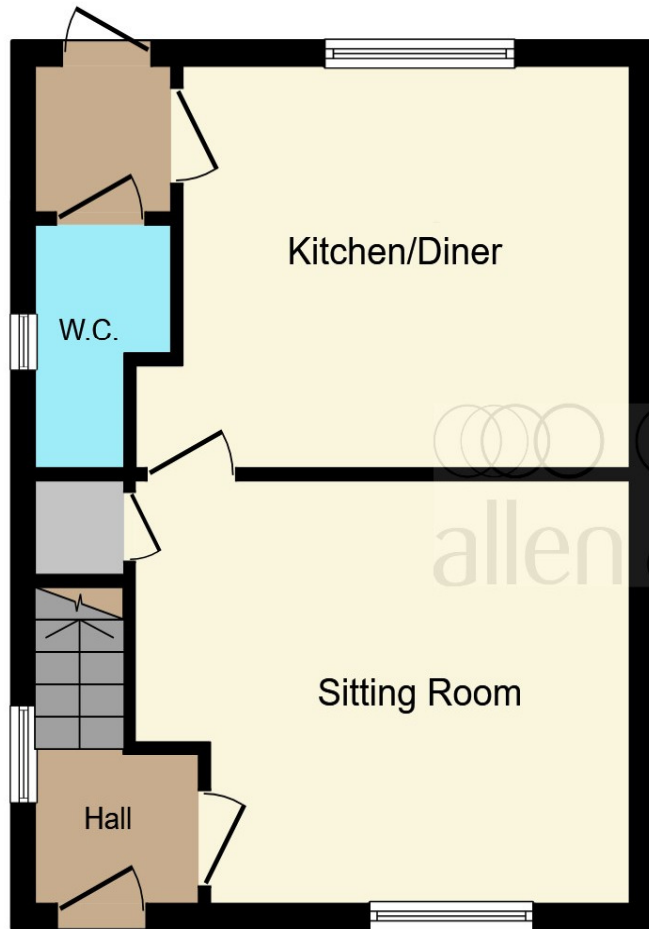
12a Icen Close, Goring, Reading, RG8 0AZ

Welcome to

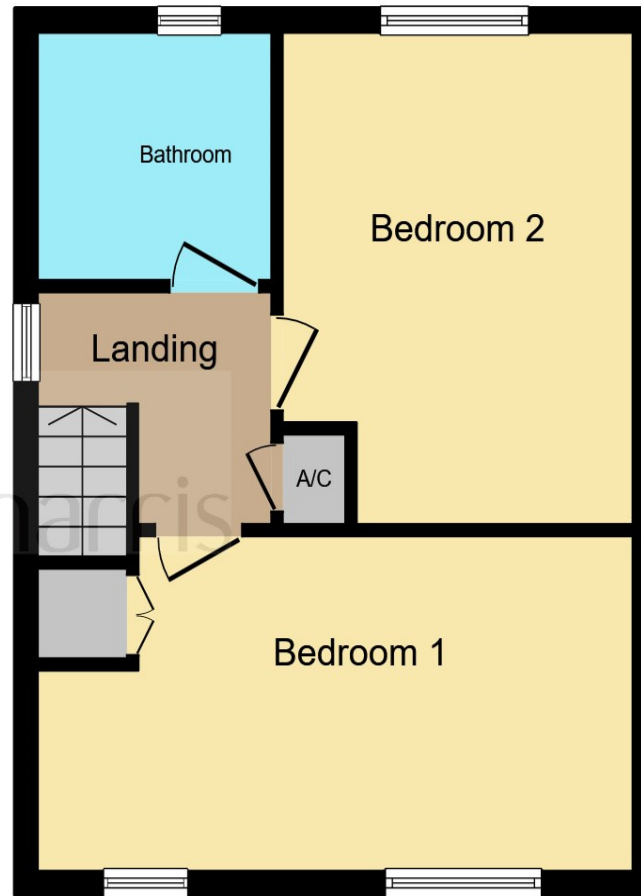
12a Icen Close, Goring, Reading

A rarely available opportunity to purchase a two bedroom house on a 50% shared ownership basis. The house is located within a small cul-de-sac development built within the last 10 years and set on the edge of the village of Goring on Thames, overlooking open fields. The property is on a corner plot with a two parking spaces. Available with no onward chain, the accommodation includes: entrance hall, lounge, kitchen/diner, WC, two double bedrooms and family bathroom. Outside is a large corner plot garden with side access gate leading to the parking spaces.





Ground Floor



First Floor

Entrance Hall

Lounge

13' 11" max narrowing to 12'2 x 11' 6" (4.24m max narrowing to 12'2 x 3.51m)

Kitchen / Dining Room

13' 11" max narrowing to 12'2 x 10' 11" (4.24m max narrowing to 12'2 x 3.33m)

Rear Lobby

Downstairs Cloakroom

Landing

Bedroom One

17' 5" max narrowing to 14'9 x 9' 2" (5.31m max narrowing to 14'9 x 2.79m)

Bedroom Two

13' 5" narrowing to 11'8 x 10' 2" (4.09m narrowing to 11'8 x 3.10m)

Bathroom

Parking

Corner Plot Garden

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

12a Iceni Close, Goring, Reading

- 50% Shared Ownership
- Two Bedroom House
- Two Parking Spaces
- Corner Plot Garden
- No Onward chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Location

Goring & Streatley Train Station has a main line train service to London Paddington within the hour with Crossrail service available from Reading. The M4 is easily accessible via the M4 (J12) and the M40 (J6) is also within close proximity. Educational facilities have excellent reputes within the area and include Goring primary school, Cranford House Girls' School, Moulsoford Prep, The Oratory School (and The Oratory prep and pre-prep) and Bradfield and Pangbourne Colleges.

£210,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WLF103727 - 0005

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