

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



WATERLOO RISE READING, RG2 0LW £215,000

A sought after one bedroom starter home peacefully situated just south of Reading town centre, approx. 15 minutes walk from The Oracle shopping centre and various local amenities. Two parking spaces. No chain

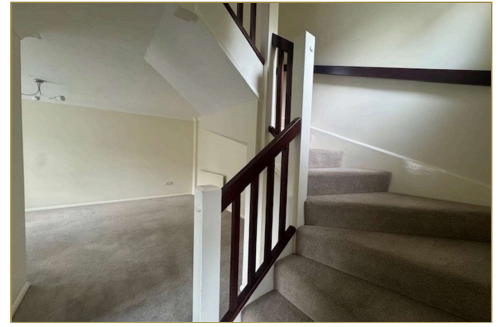
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ENTRANCE

Personal front door to

ENTRANCE HALL

With staircase to first floor and understairs alcove leading to

**LIVING ROOM**

With double glazed window and archway through to

**KITCHEN**

With single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and tiled surrounds, inset four ring gas hob with extractor hood above and oven below, plumbing for washing machine or dishwasher and further appliance space for fridge/freezer, double glazed window and neatly fitted gas boiler

STAIRCASE TO FIRST FLOOR LANDING

Radiator, access to loft space, built-in airing cupboard housing hot water tank and shelving, side aspect double glazed window, access to

DOUBLE BEDROOM

With double glazed window, radiator, full width range of fitted wardrobes

**BATHROOM**

With panelled bath, wash hand basin, W.C., obscured double glazed window, radiator



OUTSIDE

There is a garden area to the front with two allocated parking spaces



DIRECTIONS

Leave Reading town centre via A33 (Basingstoke Road) turn right at the traffic lights into Elgar Road (South), turn right into Waterloo Rise where the property will be found on the left hand side

TENURE

Freehold

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

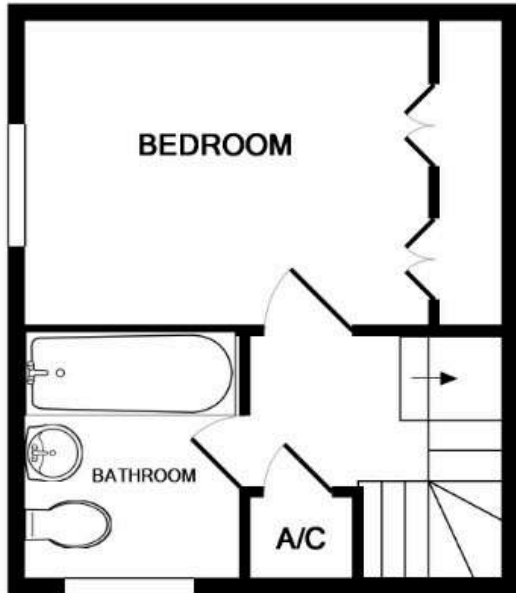
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8501-5586-3922-3926-8503>

COUNCIL TAX

Band B

FLOORPLAN

These floor plans are for guidance purposes only and are not to scale

**GROUND FLOOR****1ST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

