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Vine Crescent, Southcote, Reading

**BELVOIR!**

Guide price £400,000



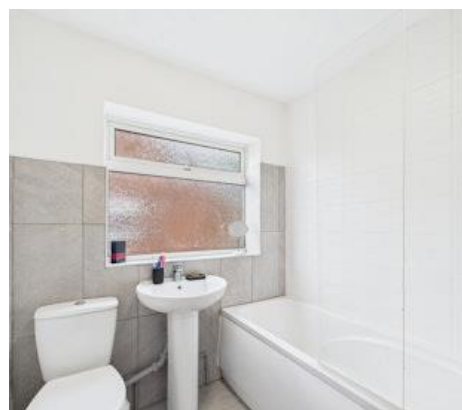
### Key Features

- > Three Bedroom Semi Detached House
- > Freehold
- > Council Tax Band - D
- > EPC Rating - D
- > Huge Rear Garden
- > Large Driveway Parking

Belvoir are delighted to bring to the market this spacious semi detached house which features an extremely large rear garden providing a high degree of privacy and the potential for extension subject to the usual planning consents. The accommodation to the ground floor comprises of an entrance hall, lounge, kitchen/dining room and a conservatory, whilst to the first floor there are three bedrooms and a family bathroom.

Outside to the front there is a long driveway which offers ample off road parking and gives access to the detached garage which requires a new roof.

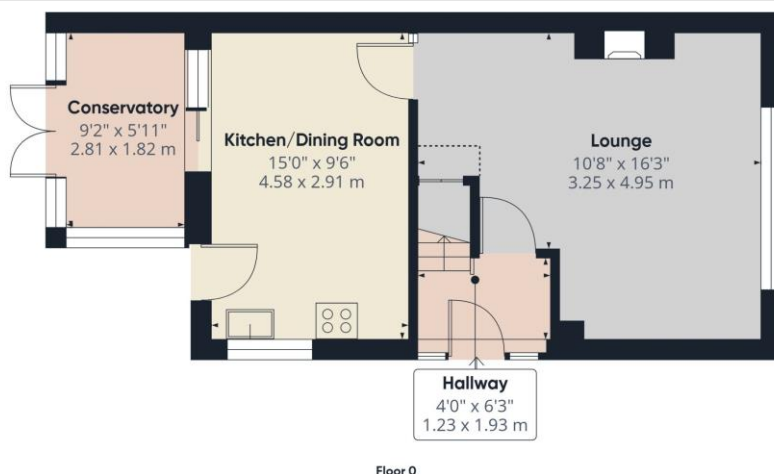
Situated in the ever-popular Kennet Valley area, close to shops, parks, schools, and excellent transport links.



Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

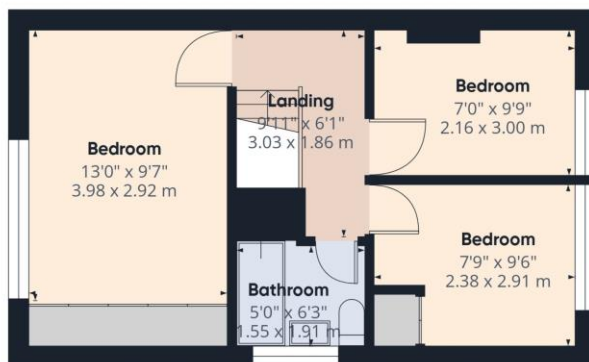
Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



**BELVOIR!**  
Presents its personal

Approximate total area<sup>(a)</sup>804 ft<sup>2</sup>74.7 m<sup>2</sup>

**Reduced headroom**

 $4 \text{ ft}^2$ 0.4 m<sup>2</sup>

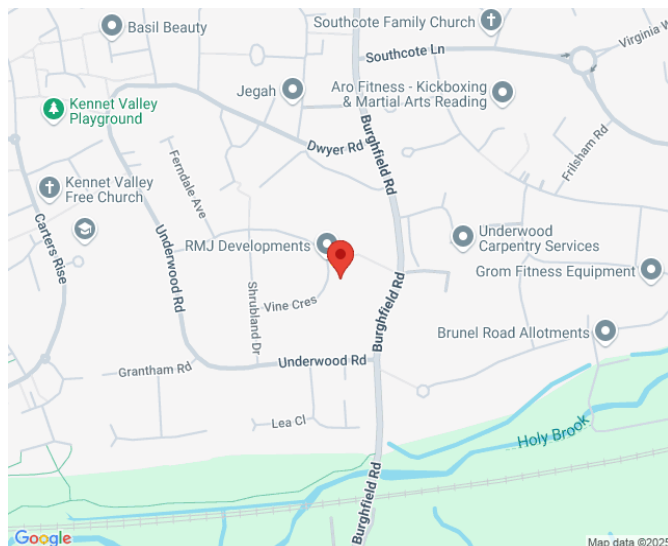
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk](http://www.belvoir.co.uk)

01189 420777