

The Estate Agent People Recommend



7 Coleridge Close,
Twyford
RG10 0XL

£1,500 Per calendar month



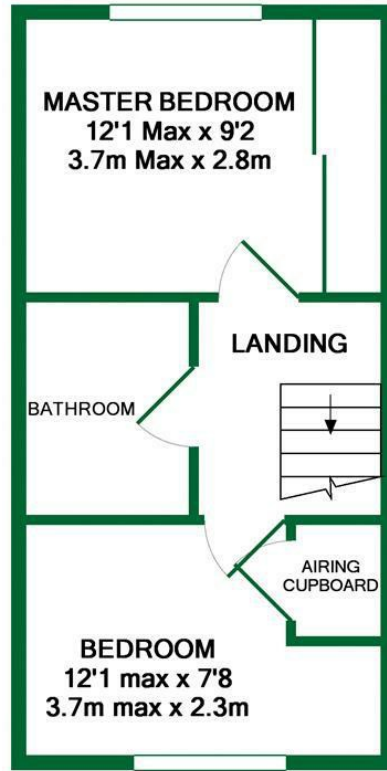
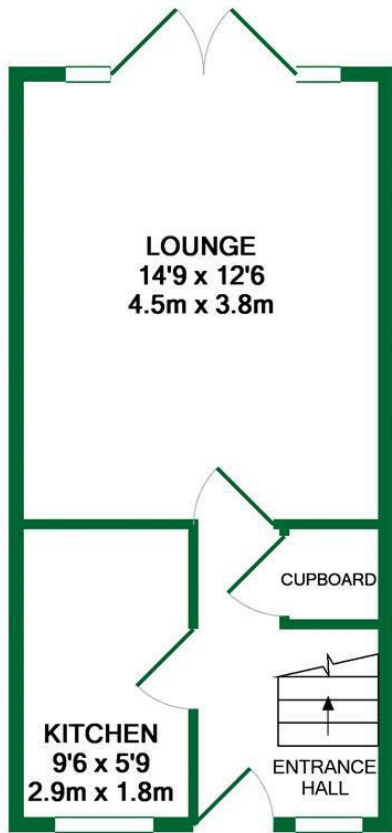
WentWorth Estate Agents are pleased to present this recently renovated mid-terraced property offering two generous double bedrooms, situated in the highly desirable Broad Hinton Development.

The accommodation comprises an entrance hall, a well-equipped kitchen, a spacious living/dining room, a master bedroom with brand-new triple fitted wardrobes, a second double bedroom with an over stairs storage cupboard, and a modern bathroom featuring a WC, wash hand basin, and a bath with shower overhead.

Located conveniently within the catchment areas of Colleton, Polehampton Infant and Junior, Charvil Piggott Primary, and Piggott Secondary schools, this property is approximately 0.55 miles from Twyford mainline railway station, providing excellent transport links to London Paddington, the Elizabeth Line, and Reading. It is also just a short 1-mile walk from local shops, coffee shops, Waitrose, Tesco, pharmacies, restaurants, and three public houses, offering a wealth of amenities.

Further enhancing its desirability, the property benefits from two allocated parking spaces, an enclosed rear garden with a shed, gas central heating with a new combi boiler installed in late 2023, and Grade A argon-filled UPVC double glazing.

Available immediately.



GROUND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.2 SQ.M.)

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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ACCOMMODATION

- Newly refurbished
- Spacious, light living/dining room
- Bedroom one with new fitted triple wardrobes
- Second double bedroom with an over stairs storage cupboard
- New combi boiler fitted at the end of 2023
- Two allocated parking spaces
- Holding Fee: £346.15
- Deposit: £1730.76
- EPC: C
- Council Tax band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

