

## Bottisham Close, Lower Earley, Reading, RG6 4ED

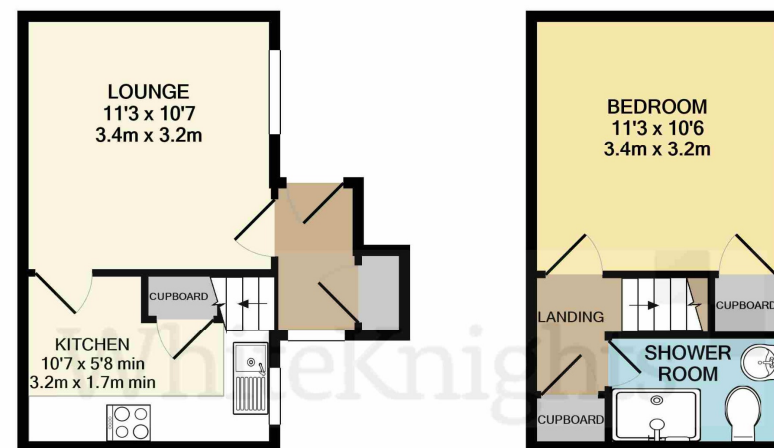
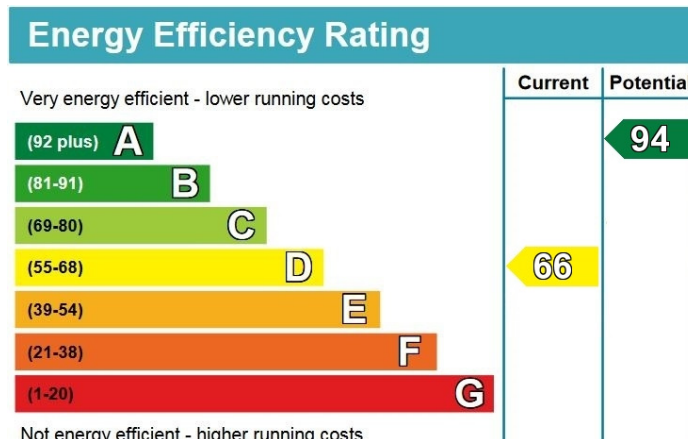


INVESTMENT BUYERS ONLY - A one bedroom Bryant built 'Bayswater' design home with a refitted kitchen and shower room which is currently rented out and for sale with tenant. The property is close to local bus routes and has good access to both the Asda complex and Maiden Lane Centre and is also close to local Business Parks, Reading University and M4 Junction 10.

Accommodation comprises, entrance hall, lounge, kitchen/breakfast room, bedroom and shower room along with an open plan garden and parking. Council Tax Band B.

O.I.E.O £230,000

Completely Reading.



GROUND FLOOR

1ST FLOOR

#### BOTTISHAM CLOSE

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.

### Lower Earley

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The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



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