



Vine Crescent, , Reading, RG30 3LU

£450,000

Walmsley

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A beautifully presented, extended, semi detached property situated in this popular location. The light and spacious accommodation comprises; entrance hall, sitting room, 19ft kitchen/dining room, utility room, downstairs shower room, three double bedrooms and modern family bathroom. Externally the property boasts a private/enclosed rear garden, side access and off road parking for multiple vehicles. Further benefits include gas central heating and scope for further expansion, subject to planning.

The property is situated in a popular location, within easy reach of local schools, bus routes, amenities, and parks, making it an ideal choice for families seeking a vibrant community.

EPC - C

Council tax band - D

Tenure - Freehold





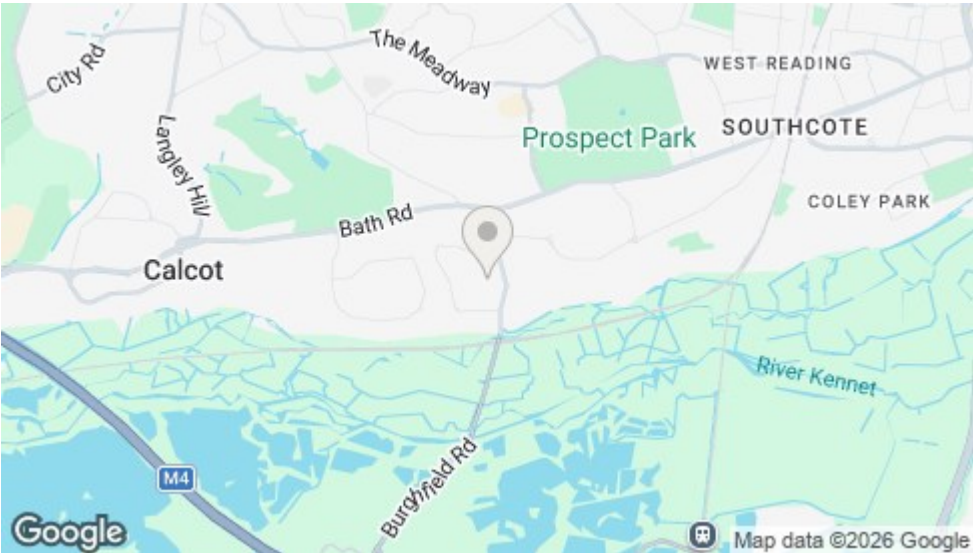
- Extended
- 19ft kitchen/dining room
- Three double bedrooms
- Family bathroom and separate shower room
- Quiet location
- Off road parking
- Private/enclosed rear garden
- Close to local amenities

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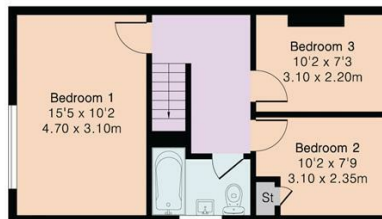




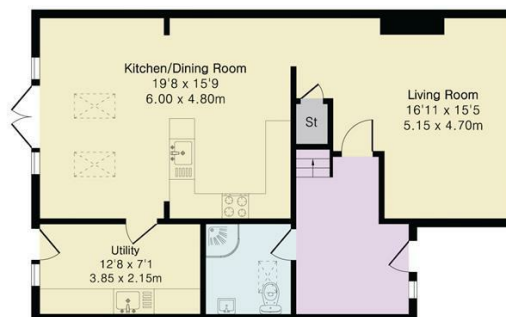
Approximate Gross Internal Area 1255 sq ft - 116 sq m

Ground Floor Area 799 sq ft - 74 sq m

First Floor Area 456 sq ft - 42 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would 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.



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