

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **RONA COURT READING, RG30 2RJ**

**£205,750**

An ideal one bedroom end townhouse with allocated parking space situated within one mile of Reading west station & 1.5 miles to Reading town centre, with regular bus services along the Oxford Road. Includes living room, kitchen, bedroom & bathroom. Suitable for first time buyer or investment purchase. No onward chain

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### **LIVING ROOM**

Front aspect window, radiator, laminate flooring, understairs cupboard, radiator, door to:



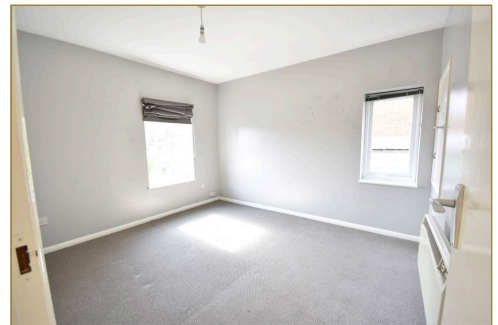
### **KITCHEN**

Fitted to comprise: worktops with with sink unit, range of cupboards and drawers, space for washing machine, space for fridge freezer, front aspect window

Stairs to first floor with storage cupboard

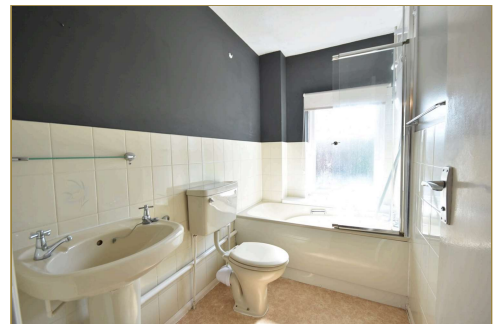
### **BEDROOM**

Dual aspect windows, radiator, storage cupboard, hatch to loft space



### **BATHROOM**

Three piece suite comprising panel bath with separate shower facility, low level w.c, pedestal wash hand basin, front aspect window



### **COURTYARD GARDEN**

To the front is a small enclosed garden

### **PARKING**

One allocated parking space outside the front of the property

### **TENURE**

Freehold

### **APPROXIMATE RENTAL VALUE**

£1000pcm

### **COUNCIL TAX**

Band B

### **FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

## ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

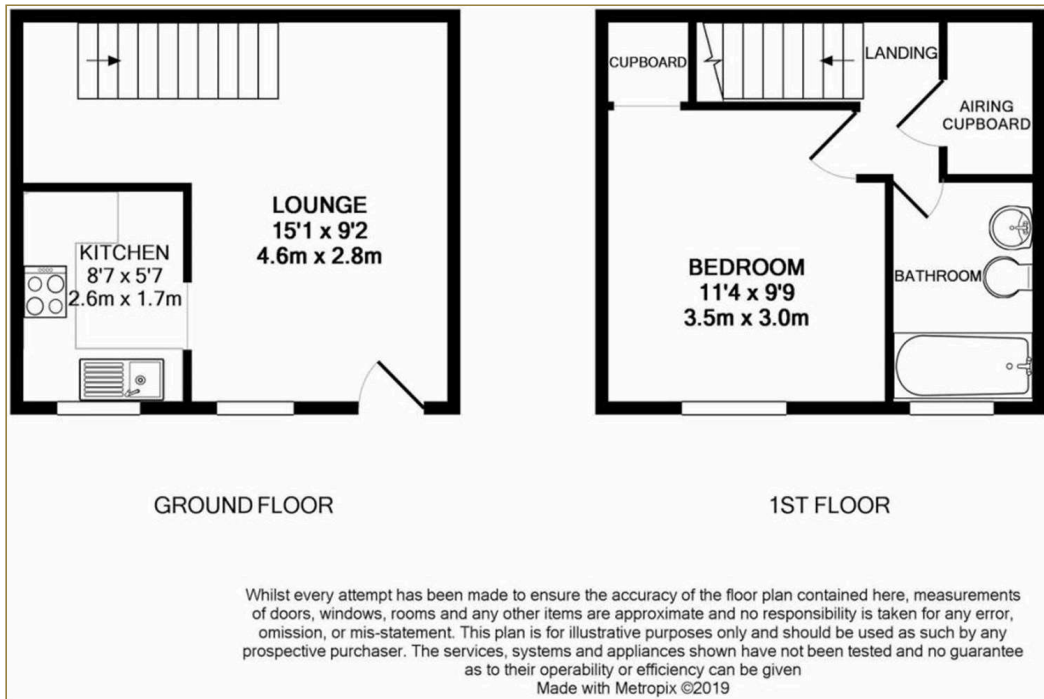
To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8971-6524-5210-3958-9902>

## DIRECTIONS

From Reading centre, follow the Oxford Road west for approx. 1.5 miles and turn left in to St Georges Road and right in to St Georges Terrace and first left in to Rona Court. The property can be found at the very top on the right hand side.

## FLOOR PLAN

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



### LOCATION

This location plan is for indicative purposes only

