



Trelleck Road, Coley, Reading, RG1 6EN

£385,000

Walmsley

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Walmsley Estate Agency are pleased to bring to the market this extended three-bedroom semi-detached property, which requires some modernisation and is located on a popular residential road in Reading. The accommodation comprises an entrance porch, hallway, sitting room, dining room, family room, kitchen, utility room, and a ground floor WC. To the first floor there are three bedrooms and a family bathroom. Externally, the property offers an enclosed rear garden, an attached garage, and driveway parking for two vehicles. Council Tax Band D. EPC C.

****Offered to the market with no onward chain complications. Viewing is recommended****
<https://moverly.com/sale/F8ji6CBjnfDA9kasg3LhS4/view>

Tenure - Freehold





- Extended semi-detached family home
- Three bedrooms
- W/C
- Driveway parking
- Garage
- Council tax band D
- EPC rating to follow

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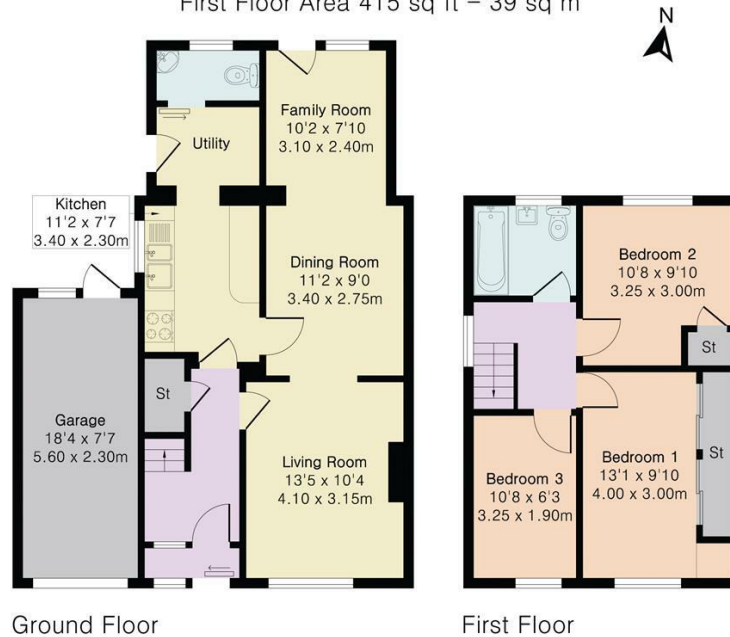




**Approximate Gross Internal Area 1130 sq ft - 105 sq m
(Including Garage)**

Ground Floor Area 715 sq ft – 66 sq m

First Floor Area 415 sq ft – 39 sq m



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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