



00 Sun Street, Reading, RG1 3JX Offers in excess of £310,000

**** OFFERED WITH NO ONWARD CHAIN ** MID TERRACE HOME ** 3/4 BED ****

A superb opportunity to purchase this spacious and traditional mid terrace home. Located within convenient reach of Reading town centre and will appeal to many.

This home offers space and briefly consists: GROUND FLOOR: Entrance hallway with a door to Bedroom 3, a study/nursery, shower room and house bathroom. Stairs then lead to the LOWER FLOOR with a spacious lounge/reception room and a kitchen/diner which is fitted with plenty of base and wall units along with space for white goods and preparation surfaces. Lean to going to the garden. Stairs from ground floor then lead to the FIRST FLOOR with door to two generous sized bedrooms.

OUTSIDE: An enclosed garden with a scattering of mature shrubs.

LOCATION: Situated on a street with similar residential homes and within good reach of Reading town centre. The shops, bars, restaurants, supermarkets, schools and leisure facilities near by along with the railway station providing access into the city of London for those looking to commute.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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