



Because property is personal with...

Western Road, West Reading, Reading

Belvoir

Guide price £290,000



Key Features

- Attractive Mid Terrace House
- two plus One Bedrooms
- Spacious Lounge/Dining Area
- Modern Kitchen
- Ground Floor Bathroom
- Easy Access To Reading Town Centre
- EPC rating E
- Freehold







Belvoir are pleased to offer this lovely mid terraced home situated in a fabulous road off the busy streets yet giving easy access to Reading town centre and all it's amenities. The property offers 2/3 bedrooms a ground floor bathroom , electric heating and a maintenance free garden. The accommodation consists of an entrance porch ,spacious lounge/dining area , modern fitted kitchen , utility area and a ground floor bathroom. On the first floor there are two double bedrooms with access to a 3rd room via one of the bedrooms. The property has double glazed windows and a bigger than average maintenance free rear garden. Reading town centre is walkable and there are good transport links including two train stations.

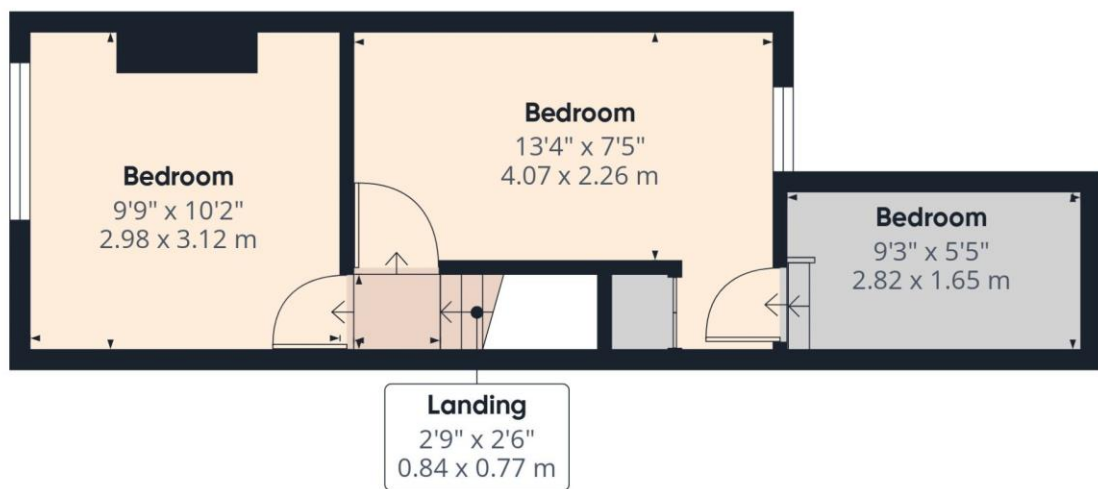
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



Floor 1



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Approximate total area⁽¹⁾

643 ft²

59.6 m²

Reduced headroom

11 ft²

1 m²

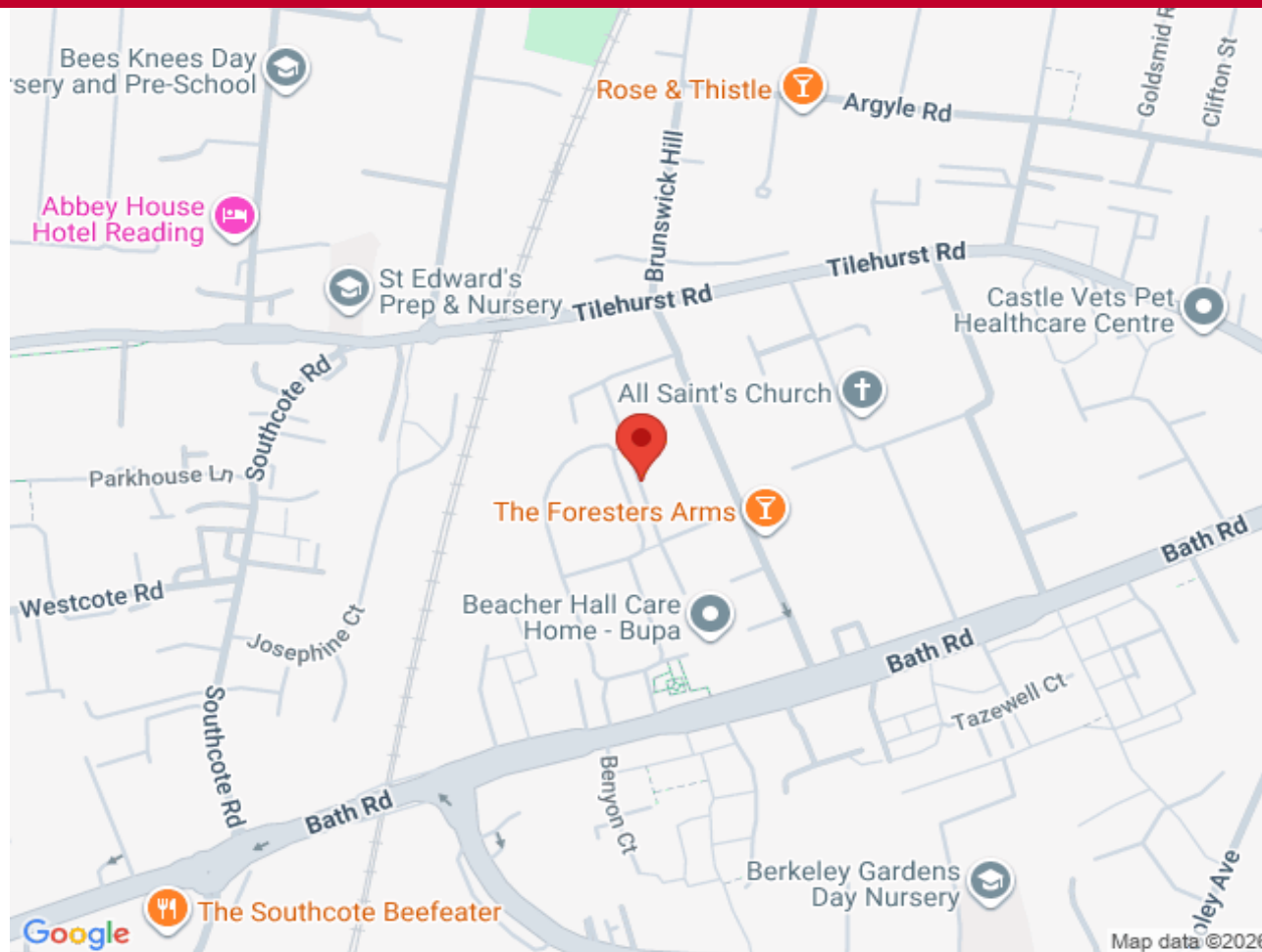
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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