



Situated in a popular South Reading location, this well-presented three-bedroom mid-terrace home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, growing families or those looking to upsize. The accommodation comprises an entrance hall, a bright sitting room, separate dining room, fitted kitchen and a useful lean-to providing additional storage and utility space. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking to the front and a generous west-facing rear garden, ideal for relaxing, entertaining and enjoying the afternoon and evening sun. A substantial detached outbuilding offers excellent versatility and could be used as a home office, gym, studio, workshop or for additional storage. Conveniently located close to local amenities, well-regarded schools, regular bus routes and with excellent access to Reading town centre, Reading and Green Park.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Popular South Reading location
- 3 Bedrooms & 2 Reception rooms
- Westerly facing garden with storage unit
- Cloakroom
- Ample off road parking
- No onward chain





Council tax band

Council-

Additional information:

Parking

The property has a driveway with parking for multiple vehicles

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

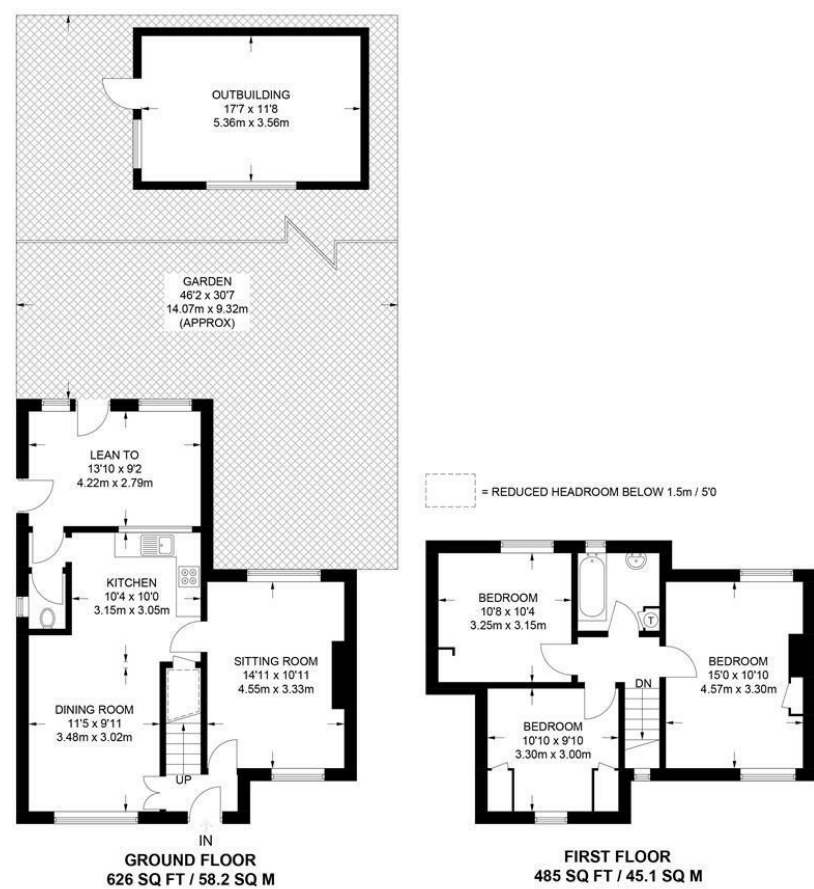
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



APPROXIMATE GROSS INTERNAL AREA = 1111 SQ FT / 103.3 SQ M
OUTBUILDING = 204 SQ FT / 19.0 SQ M
TOTAL = 1315 SQ FT / 122.3 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.