



87 Southcote Lane, Reading, RG30 3AH
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- No Onward Chain
- Popular Southcote Location
- Spacious Dual Aspect Living Room
- Enclosed Rear Garden
- Excellent Access To Reading Town Centre & M4

- Three Bedroom End Terrace Home
- Requires Modernisation Throughout
- Kitchen/Breakfast Room
- UPVC Double Glazed Windows
- Ideal First Time Buy Or Investment Opportunity

Offered to the market with the added advantage of no onward chain is this three bedroom end terrace home, offering well proportioned and versatile accommodation throughout. Situated in the popular Southcote area, just off the A4 Bath Road, the property provides excellent access to Reading Town Centre and Junction 11 of the M4 Motorway, both within approximately three miles. Prospect Park, reputable primary and secondary schools, local shops, regular bus services, and pleasant walks along the Holy Brook and River Kennet are all within easy reach.

The accommodation comprises an entrance hall with stairs rising to the first floor, a spacious dual aspect open plan living room with UPVC French doors opening onto the rear garden, and a kitchen/breakfast room fitted with a range of cupboards and work surface space, also benefiting from a UPVC door providing access to the rear garden. To the first floor are three well proportioned bedrooms, all served by a shower room.

The property would benefit from general redecoration throughout, presenting an excellent opportunity for purchasers to modernise and personalise to their own taste. Further benefits include UPVC double glazed windows.

Externally, the property benefits from driveway parking to the front, complemented by an area laid to lawn and side access leading to the rear garden and detached garage. The rear garden enjoys a patio area adjoining the property, with the remainder predominantly laid to lawn and enhanced by a variety of mature plants and shrubs. A pathway leads through the garden to a further lawned area at the rear, creating an attractive and well established outdoor space.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

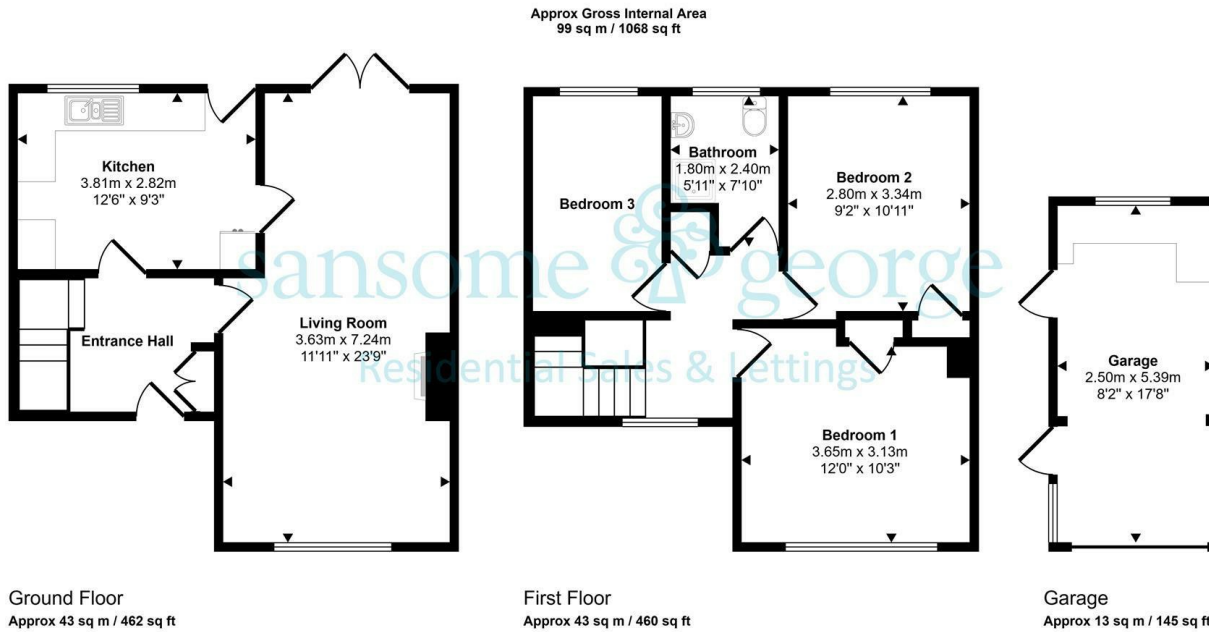
Reading Borough Council Tax Band C.

Purchasers Note:-

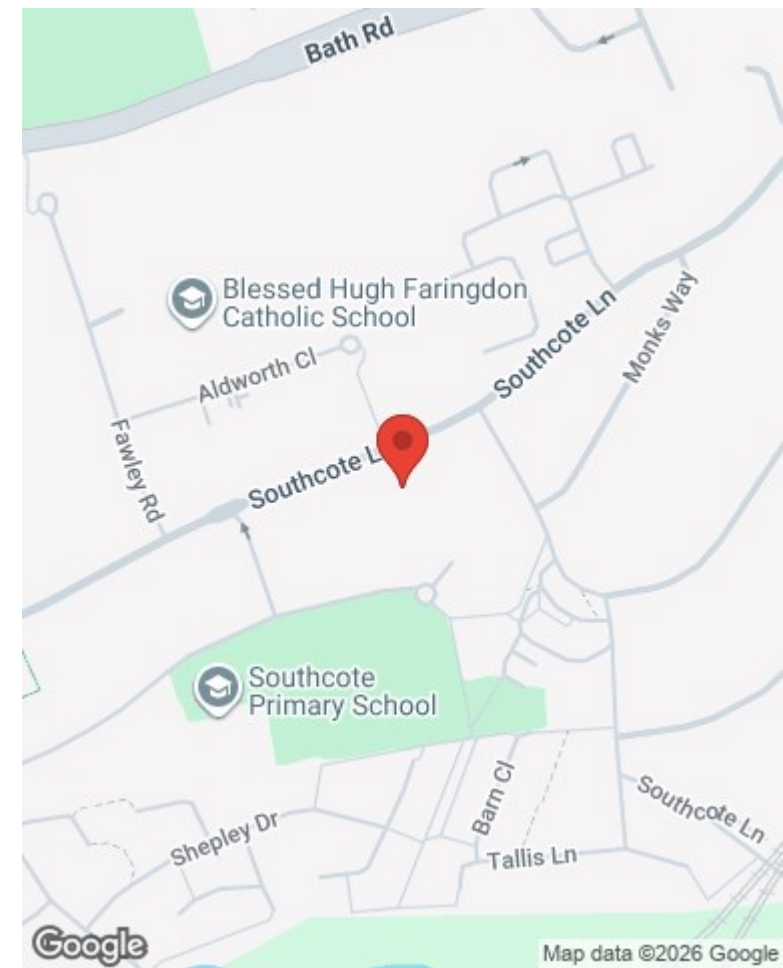
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Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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