



**Because property is personal with...**

**Trelleck Road, Coley, Reading**

**Belvoir**

Guide price £650,000



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## Key Features

- Four Bedroom Detached House
- Freehold
- Council Tax Band - E
- EPC Rating - TBC
- Two Bathrooms
- Backing Directly Onto Holy Brook River
- Full Riparian Rights







This very impressive deceptively spacious detached family home has full Riparian rights and must be viewed to be fully appreciated with a quite magnificent rear aspect backing directly onto the Holy Brook River and the fields beyond. To the ground floor the accommodation comprises of an entrance hall, cloakroom, two separate reception rooms a kitchen/breakfast room which has doors to the conservatory extension which is currently used as a dining room. To the first floor you will find the family bathroom along with four bedrooms the main boasting an en suite bathroom.



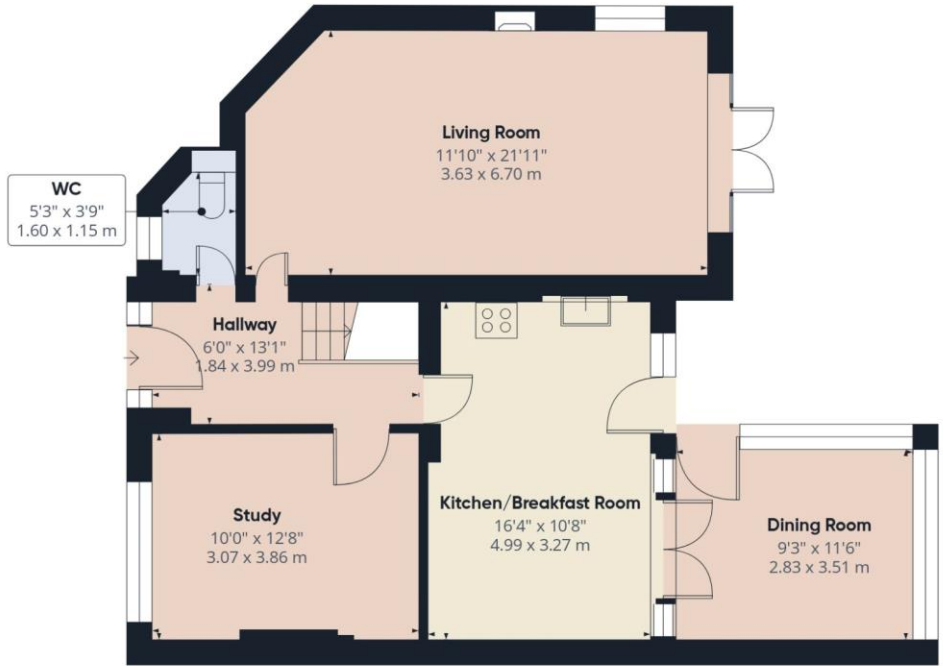
The property also enjoys a great location close to Coley recreation ground and is within close proximity to Reading town centre and main line railway station.

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.



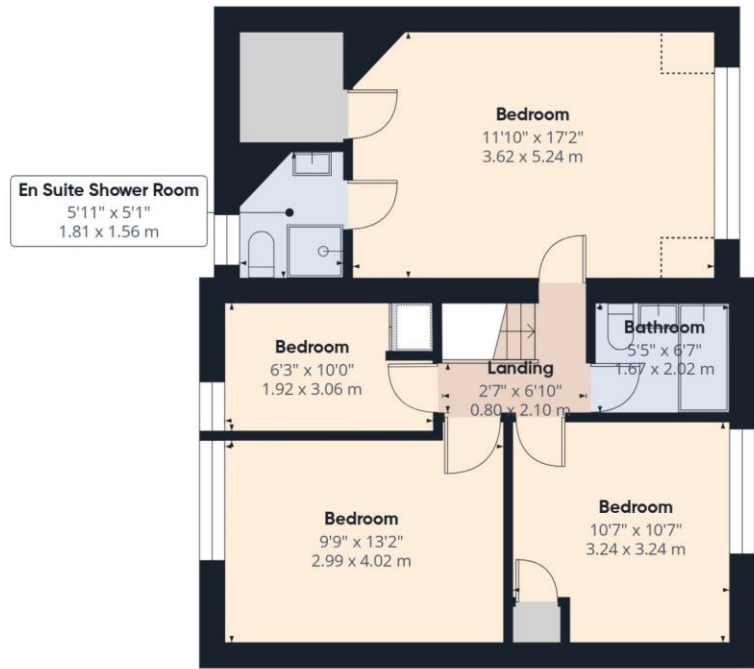
Floor 0

**Approximate total area<sup>(1)</sup>**

1398 ft<sup>2</sup>  
129.9 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

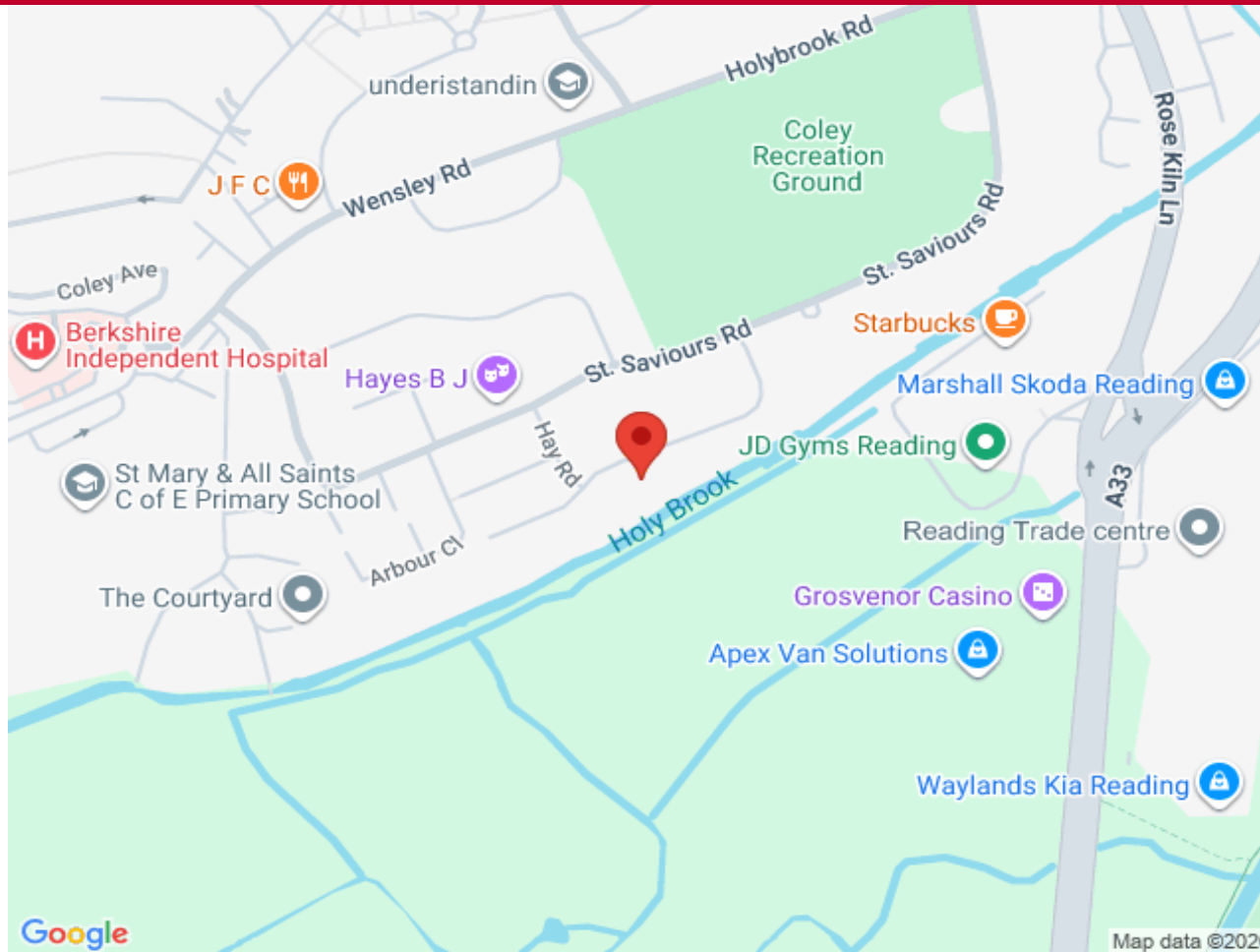


(1) Excluding balconies and terraces

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.





**Belvoir**