50 Colliers Way

Reading, RG30 2QT

Offers in excess of £385,000 Freehold

DESCRIPTION

VP - Presented to the market is this charming three-bedroom semi-detached house offering a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The separate living room provides a cosy retreat, while the kitchen and dining room create an inviting space for family meals and gatherings.

The first floor features a well-appointed shower room, ensuring that the household's needs are met with ease. The three bedrooms are generously sized, providing ample space for rest and personalisation. Additionally, the property boasts a convenient downstairs WC, enhancing its practicality for everyday living.

Externally, the house benefits from off-road parking for up to three vehicles, a valuable asset in this sought-after area. The side access leads to a lovely garden, perfect for outdoor activities or simply enjoying the fresh air.

Location is key, and this property does not disappoint. It is conveniently situated close to bus routes, making commuting a breeze. Families will appreciate the proximity to local schools and parks, ensuring that all essential amenities are within easy reach.

Council tax band - C

SUMMARY OF ACCOMMODATION

- THREE BEDROOMS
- DOWNSTAIRS WC
- SEMI DETACHED HOUSE
- KITCHEN & DINING ROOM
- SIDE ACCESS TO GARDEN
- SHOWER ROOM ON FIRST FLOOR
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION

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Ground Floor

Living Room
11'5" x 15'10"
3.50 x 4.85 m

Dining Room
9'10" x 11'4"
3.00 x 3.47 m

Kitchen
7'4" x 11'4"
2.25 x 3.47 m

WC
2'5" x 5'9"
0.75 x 1.78 m

Floor 1

Bedroom
8'9" x 12'9"
2.68 x 3.91 m

Bedroom
9'9" x 11'10"
2.98 x 3.63 m

Bedroom
8'8" x 8'2"
2.65 x 2.51 m

Shower Room
7'7" x 5'5"
2.33 x 1.65 m

Vp
Village Properties
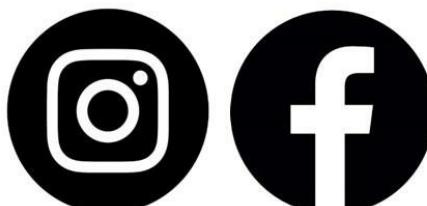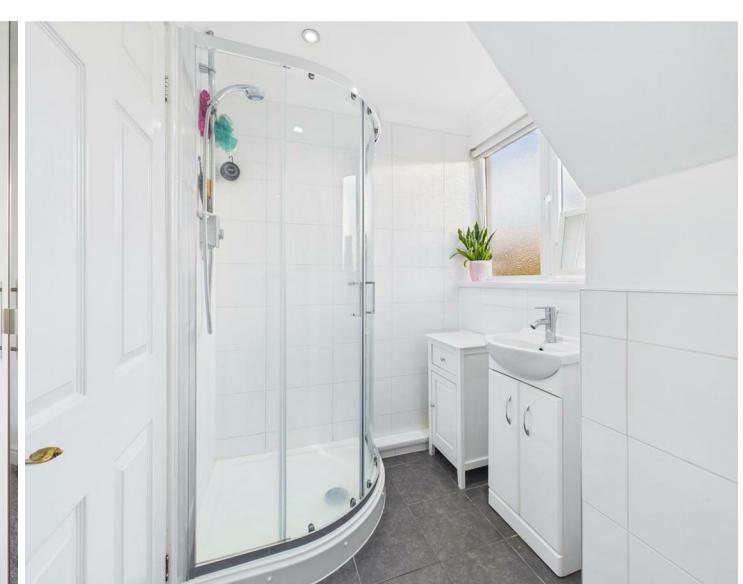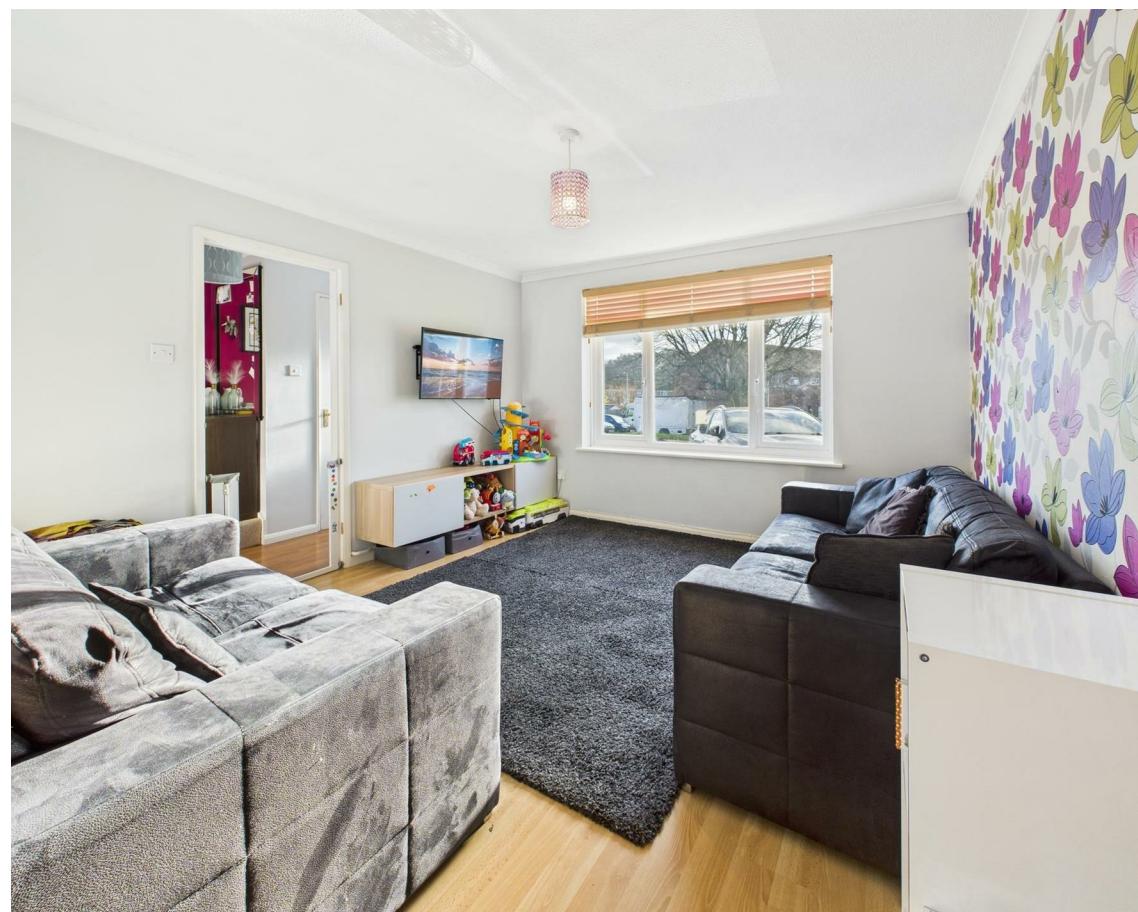
Approximate total area(1)

861 ft²

80 m²

Reduced headroom

17 ft²

1.6 m²
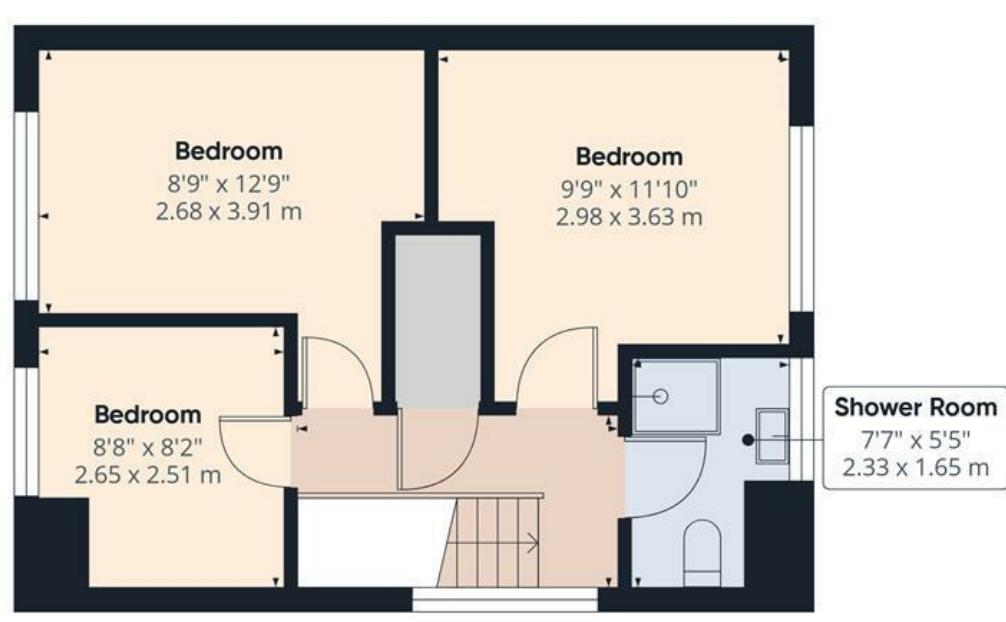
(1) Excluding balconies and terraces

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.

GIRAFFE**360**