



Gloucester Avenue, Shinfield READING RG2 9GA

welcome to

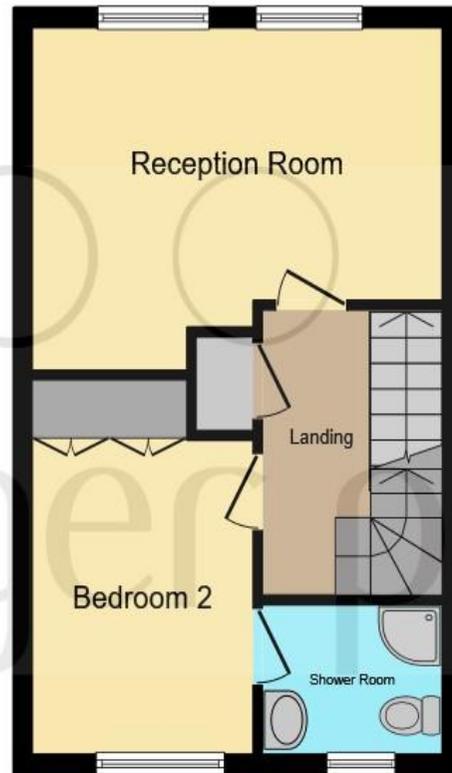
Gloucester Avenue, Shinfield READING

This stunning townhouse benefits from a stunning kitchen/diner with bi-fold doors leading to a south facing garden & double bedroom on the ground floor, reception room & double bedroom with ensuite on the 1st floor, two further double bedrooms & family bathroom on the 2nd floor. Two parking spaces.

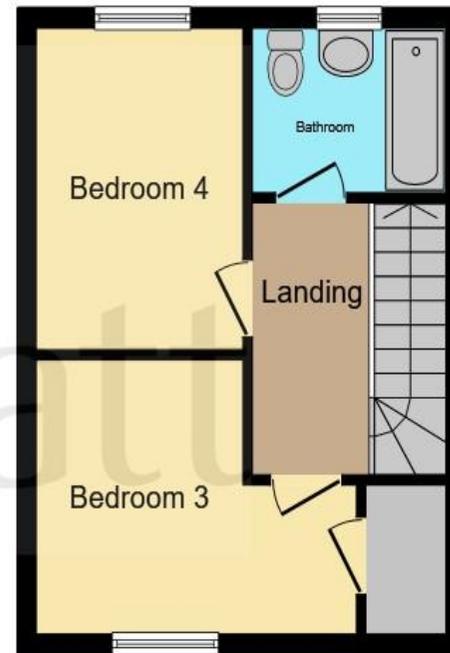




Ground Floor



First Floor



Second Floor

No

Cloakroom

Kitchen/Dining Room

15' x 15' (4.57m x 4.57m)

Bedroom One

9' 3" x 8' 2" (2.82m x 2.49m)

First Floor Landing

Reception Room

14' 11" x 11' 9" (4.55m x 3.58m)

Bedroom Two

10' 7" x 8' 2" (3.23m x 2.49m)

Ensuite Shower Room

Bedroom Three

10' 11" x 6' 2" (3.33m x 1.88m)

Bedroom Four

11' 3" x 9' (3.43m x 2.74m)

Family Bathroom

Enclosed Garden

Total floor area 97.2 m² (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Gloucester Avenue, Shinfield READING

- Three/Four bedrooms.
- No onward chain.
- Close to amenities.
- Allocated parking.
- Enclosed garden.

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108492



Property Ref:
LOE108492 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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