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Offered to the market is this extended and well-maintained semi-detached property, occupying a generous corner plot in the popular Road area of South Reading. The current owners have improved the home's efficiency with the addition of UPVC double glazing, a composite front door, and a modern gas combination boiler.

The accommodation is well presented throughout, featuring a spacious 15ft living room leading to a 10ft dining room with sliding doors opening onto the rear garden. The kitchen includes an integrated oven and hob, offering a practical and functional space. The ground-floor bathroom comprises a three-piece suite with full tiling, providing a neutral base for further personalisation. Upstairs, there are two well-proportioned double bedrooms. Externally, the private rear garden features a patio area leading onto a lawn, with scope to extend (subject to planning permission). To the front, there is off-road parking for several vehicles.

This property presents an excellent opportunity to acquire a comfortable and efficiently updated home with further potential to enhance and add value.

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



- Extended semi detached
- Corner plot
- Upvc windows & Combination boiler installed
- 2 Double bedrooms
- 2 Reception rooms
- Easy access to M4 junction 11





Council tax band C

Council- RBC

Additional information:

Parking

The property has a gravel 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

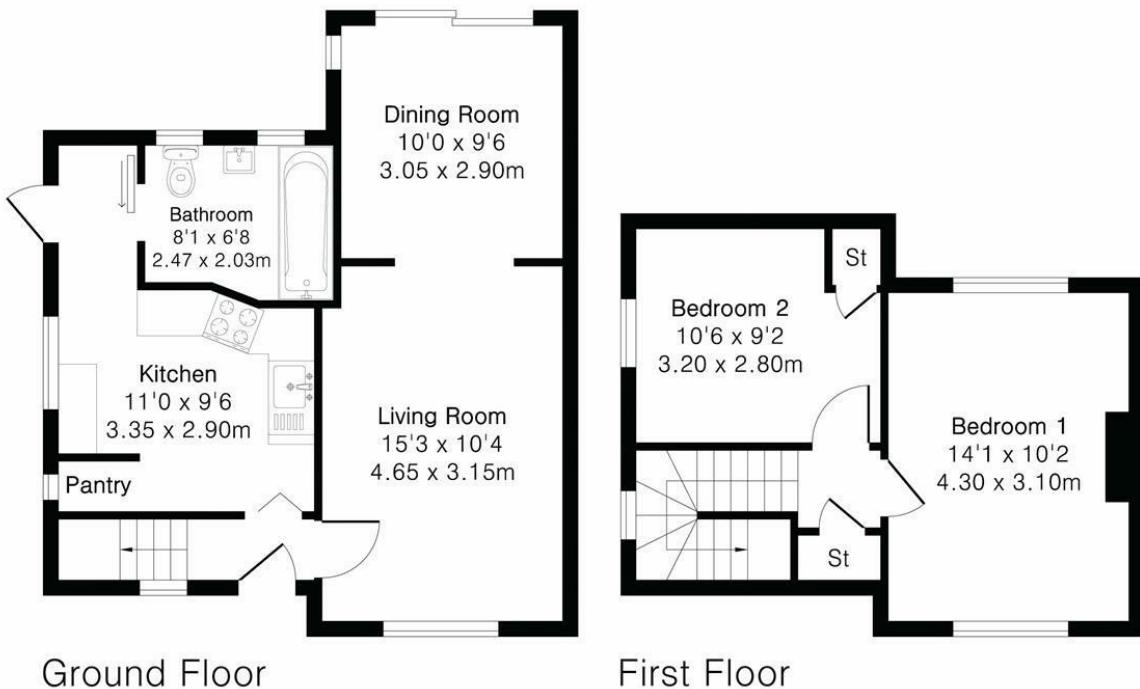
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

## Floorplan

### Approximate Gross Internal Area 780 sq ft - 73 sq m

Ground Floor Area 472 sq ft - 44 sq m

First Floor Area 308 sq ft - 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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