



Available to the market with no onward chain, this substantial bay-fronted terraced residence is ideally situated in the vibrant area of West Reading.

West Reading offers an excellent array of amenities, including independent eateries, retail parks, and well-connected public transport links, providing convenient access to the town centre and surrounding areas.

The property offers well-proportioned and versatile accommodation throughout, comprising two spacious reception rooms, a fitted kitchen, two double bedrooms, and two bathrooms. To the rear, there is a westerly-facing garden designed for low maintenance, featuring a patio area.

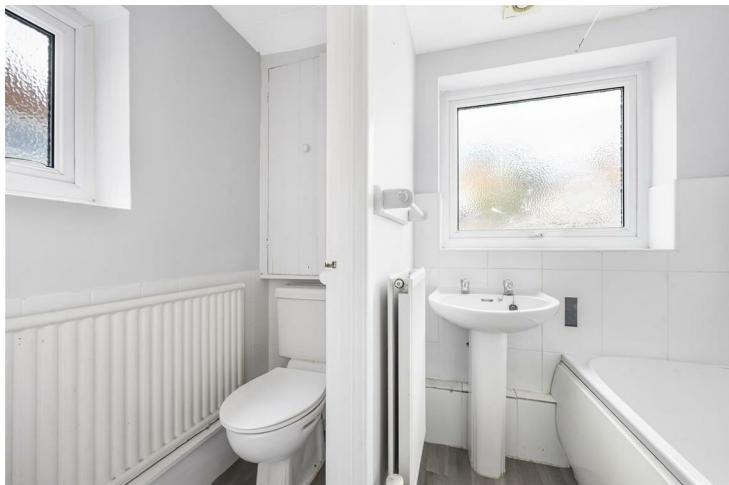
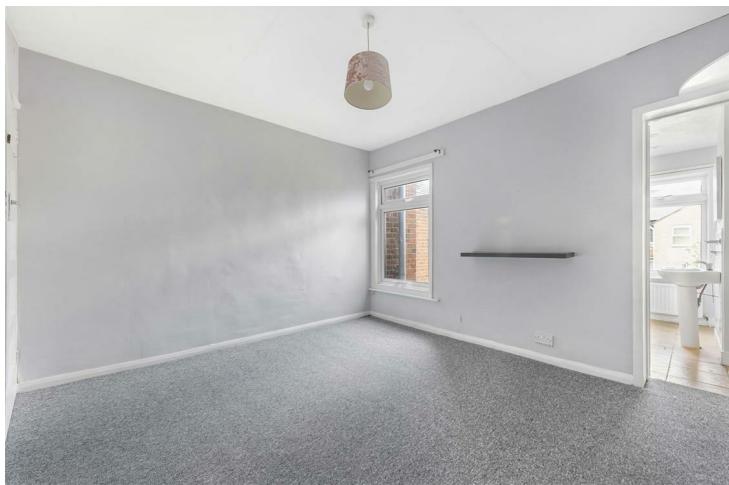
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Bay fronted terrace
- 2 Bedrroms & 2 reception room
- 1st floor and ground floor bathroom
- West Reading location
- Easy access to Reading town centre
- No onward chain





Council tax band C

Council- RBC

Additional information:

Parking

On-street parking does not require residents and visitors permits.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Standard - ADSL/copper wire

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

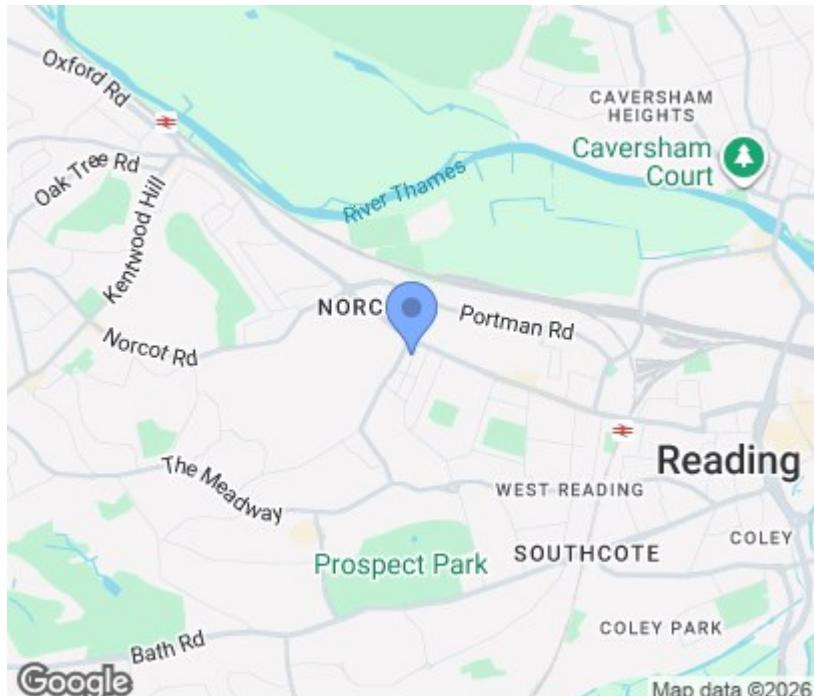
Approximate Gross Internal Area 881 sq ft - 82 sq m

Ground Floor Area 469 sq ft - 44 sq m

First Floor Area 412 sq ft - 38 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		82
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.