

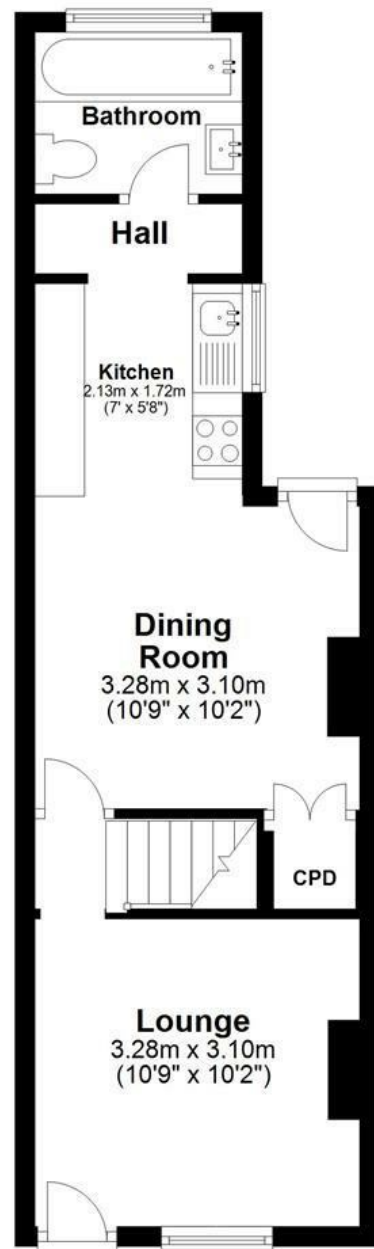


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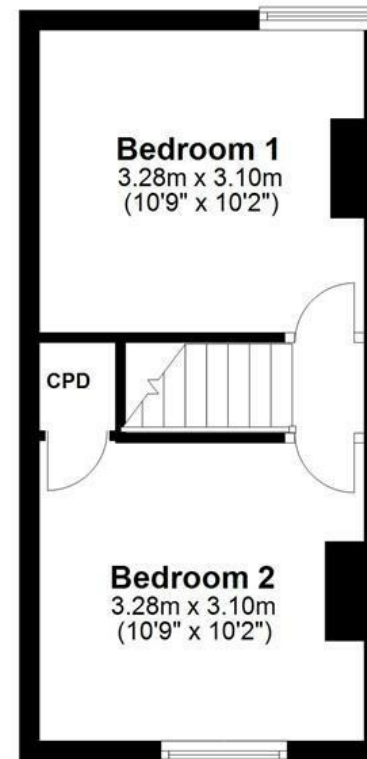
80, Albany Road

www.patrickwilliams.co.uk

Ground Floor



First Floor



PLEASE NOTE FLOORPLAN IS NOT TO SCALE WITH ROUGH MEASUREMENTS AND IS FOR INFORMATION ONLY
Plan produced using PlanUp.

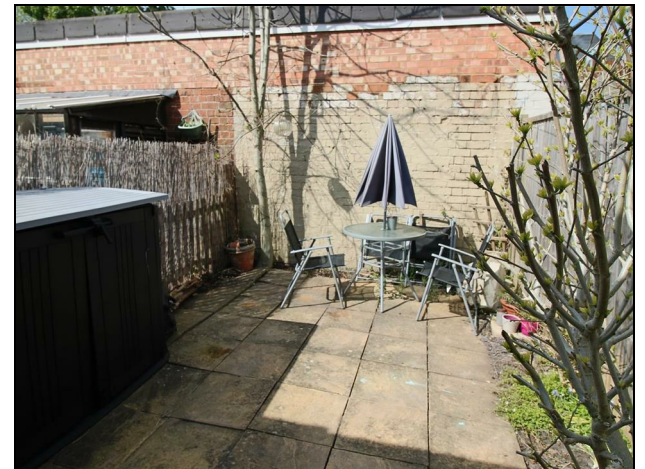
80, Albany Road, Berkshire, RG30 2UN
£290,000

Property

Patrick Williams are pleased to offer this well presented Victorian residence in a popular West Reading road to the market. The property benefits from double glazing and gas central heating. The ground floor comprises living room, dining room with real working fireplace, access to the garden, under-stairs storage cupboard, kitchen and bathroom, with new radiators throughout the ground floor. Upstairs there are two double bedrooms. Outside to the rear is a paved enclosed garden.

Location

The property is located in one of West Reading's popular roads with excellent access to shops, green spaces, and bus services into Reading town centre. West Reading and Reading mainline station are in walking distance or just a short bus journey away.

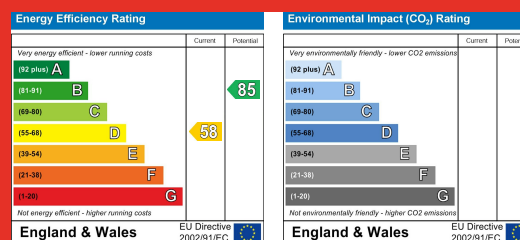




Viewing by appointment only.

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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.