

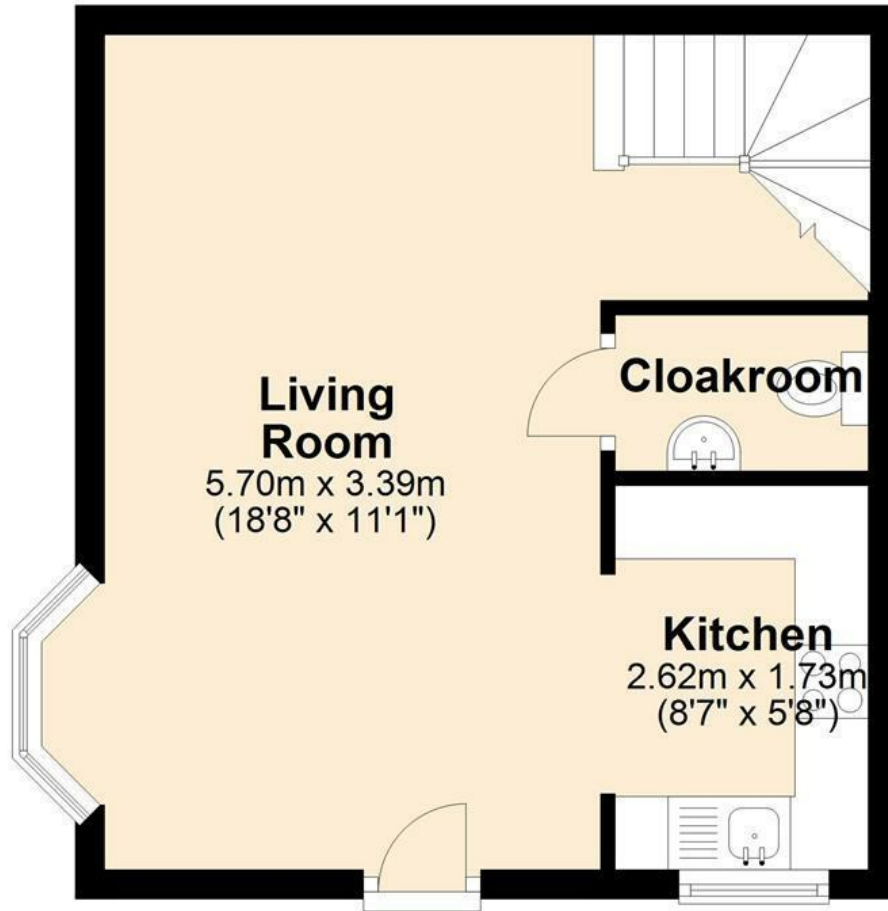


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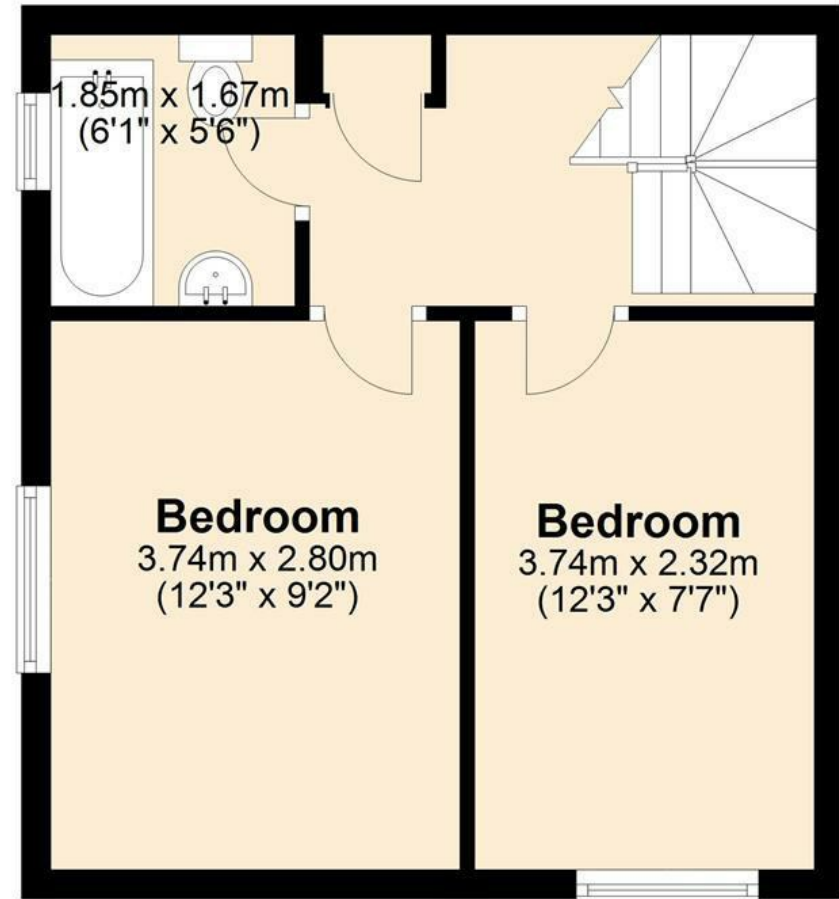
14d, Ivydene Road

www.patrickwilliams.co.uk

Ground Floor



First Floor



14d, Ivydene Road, Berkshire, RG30 1HT
£269,000

Overview

A fantastic opportunity to purchase this modern semi-detached home, constructed approximately 10 years ago and set at the end of a Cul De Sac. Offered for sale with no chain complications, this lovely home will make an excellent first-time or investment purchase. The property features an 18' open plan living/dining room with bay window, cloakroom, modern kitchen with integrated appliances, two bedrooms and a first-floor bathroom. There is also the advantage of two allocated off-road parking spaces, enclosed garden, gas central heating, and double glazing.

Location

Situated on the western outskirts of Reading, in a tucked away position and yet within walking distance of a wide range of local facilities. Tilehurst mainline station is just over 1 mile away, Reading mainline approx 2 miles away, plus Reading town centre approx 1.5 miles. The River Thames and Waitrose are both within a short walk and a frequent bus service provides fast and regular access to the town centre.

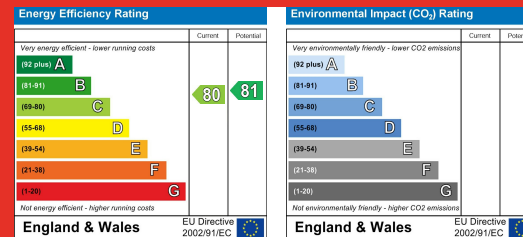




Viewing by appointment only.

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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.