

Benyon Court

£465,000

Reading, RG1 6HR











Located in the highly sought after Benyon Court development with a prime position overlooking the central green is this attractive end–Mews style home. The property is conveniently situated for the town centre and mainline station with excellent transport links by both road and rail with local bus routes and Reading West station within easy reach. The 3 bedroom home has well–planned accommodation comprising 2 reception rooms, and a kitchen overlooking the green with a west facing garden. There is a garage located in a block to the rear of the house and residents parking areas for shared use. This home will appeal to professional purchasers and families alike and offers the exciting opportunity for an incoming purchaser to add their own identity.







- Living room with door to garden
- Study and kitchen overlooking the central green
- Garage in block and residents parking
- Excellant transport links
- Bathroom with shower & separate WC













Council tax band

Council-RBC

Garden The garden is private and has been paved so is very low maintenance and has a rear gate that leads to the garage block

Additional information:

Parking

The property has a garage located in a block to the rear of the garden and there are residents parking areas for shared use.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains Electricity – mains Heating – gas central heating

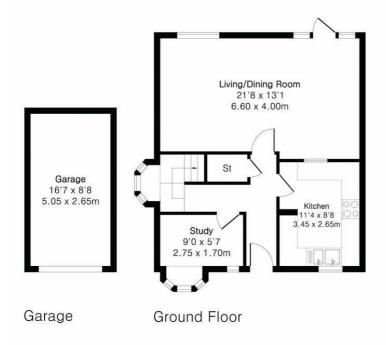
Broadband connection available (information obtained from Ofcom): Ultrafast – Fibre to the premises (FTTP)

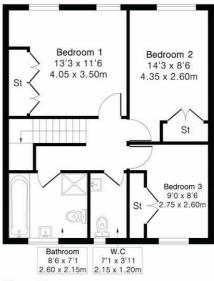
Mobile phone coverage

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"

Approximate Gross Internal Area 1232 sq ft - 114 sq m (Including Garage)

Ground Floor Area 552 sq ft - 51 sq m First Floor Area 536 sq ft - 50 sq m Garage Area 144 sq ft - 13 sq m





First Floor



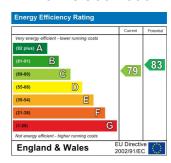
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square ototage 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.





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

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