



Located in the popular West Reading area, this one-bedroom home presents an excellent opportunity for first-time buyers, investors or those looking for a refurbishment project. Conveniently situated within easy reach of Reading town centre, Reading West Station and a range of local amenities, the property offers fantastic potential to modernise and add value. The accommodation comprises an open-plan reception/dining room, fitted kitchen, one double bedroom and a first-floor bathroom. Externally, the property benefits from a generous front garden, providing an attractive outdoor space, while to the rear, there is the added advantage of off-road parking, a rare and highly sought-after feature. Requiring updating throughout, this property offers buyers the chance to create a home to their own taste in a well-connected and desirable location.

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



- 1 bedroom terrace
- private front garden
- Off road parking to the rear
- Ideal first time purchase
- Easy access to Reading town centre
- No onward chain





Council tax band B
Council- Reading

Additional information:

Parking

The property has an off-road parking space to the rear

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

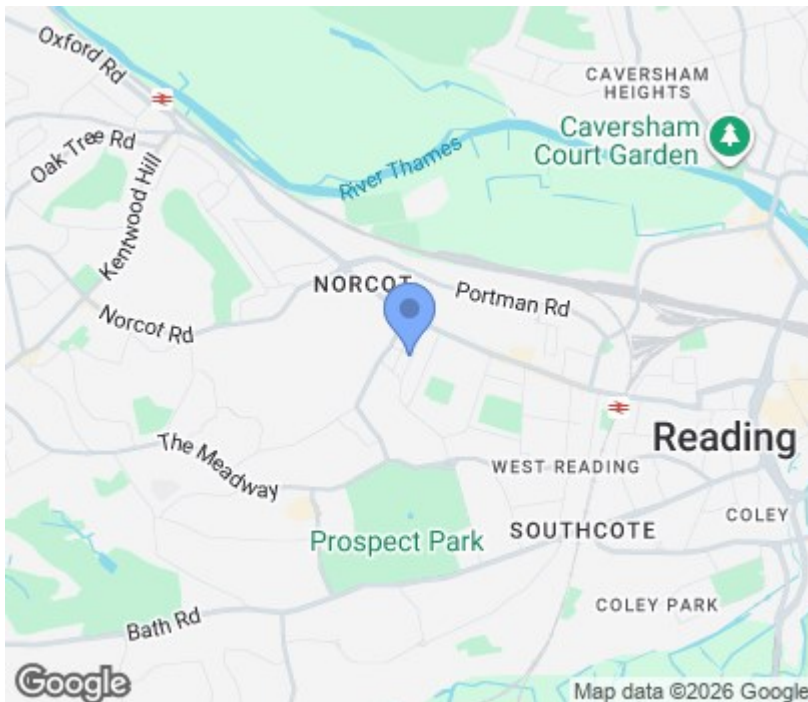
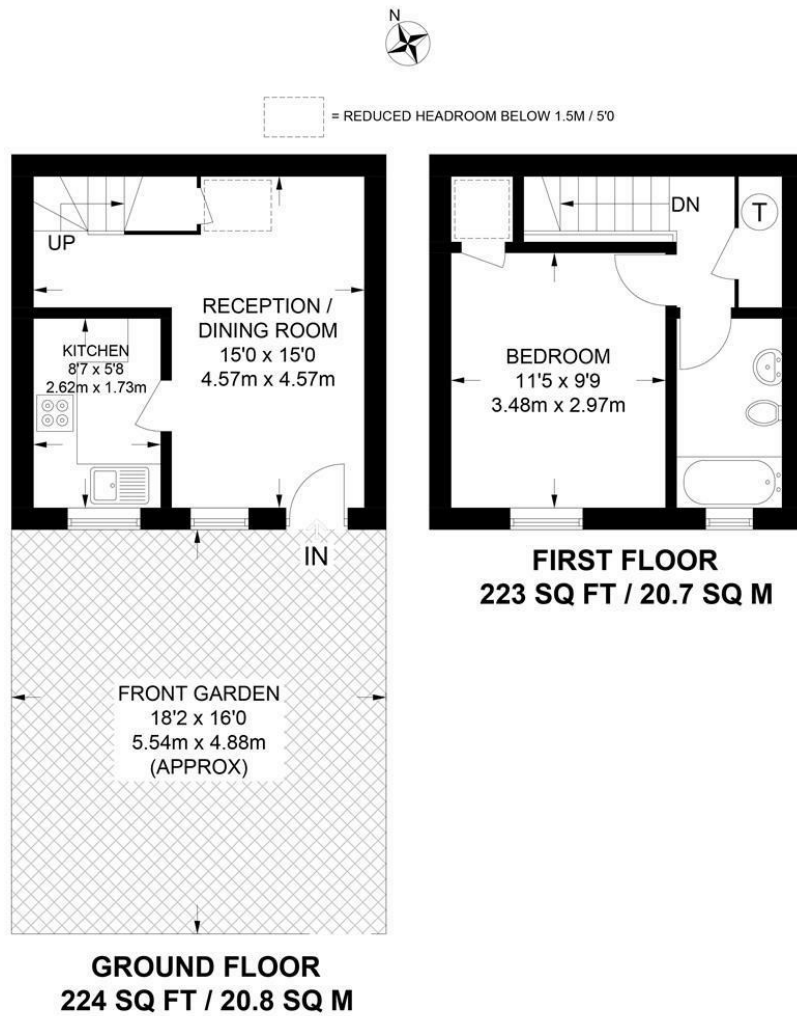
Broadband connection available (information obtained from Ofcom):

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



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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