



Located in a pleasant residential setting within the University area of Reading is this detached home which is offered for sale with no onward chain. The property has been extended to the rear and the accommodation comprises 3 bedrooms, a first floor bathroom and 4 reception rooms. Ideally positioned for a choice of schools and the University campus with local bus routes nearby and access to the M4 is within convenient reach. The property will appeal to purchasers who are seeking a choice address with the opportunity for individual improvement and upgrading to suit an incoming purchaser's requirements.

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

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- 3 Bedrooms
- Living room with gas fire and exposed floorboards
- Two linked receptions with patio door to garden; Study
- Opportunity to refurbish
- Driveway parking
- 45' South facing garden







Council tax band E

Council- Reading

Additional information:

Parking

The property has a brick-paved driveway which leads to a detached prefabricated garage (restricted access).

Part B

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"

Garden

The rear garden enjoys a southerly aspect and extends to approximately 45' in length.

We are acting in the sale of the above property and have received an offer of £442,000.

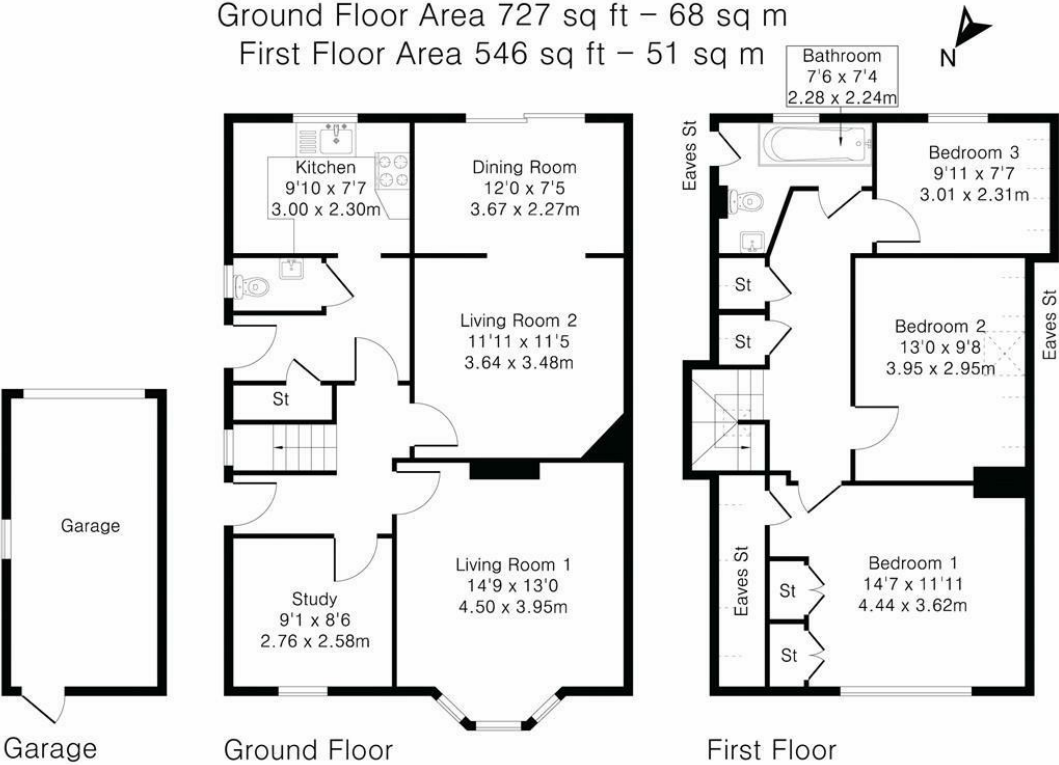
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Floorplan

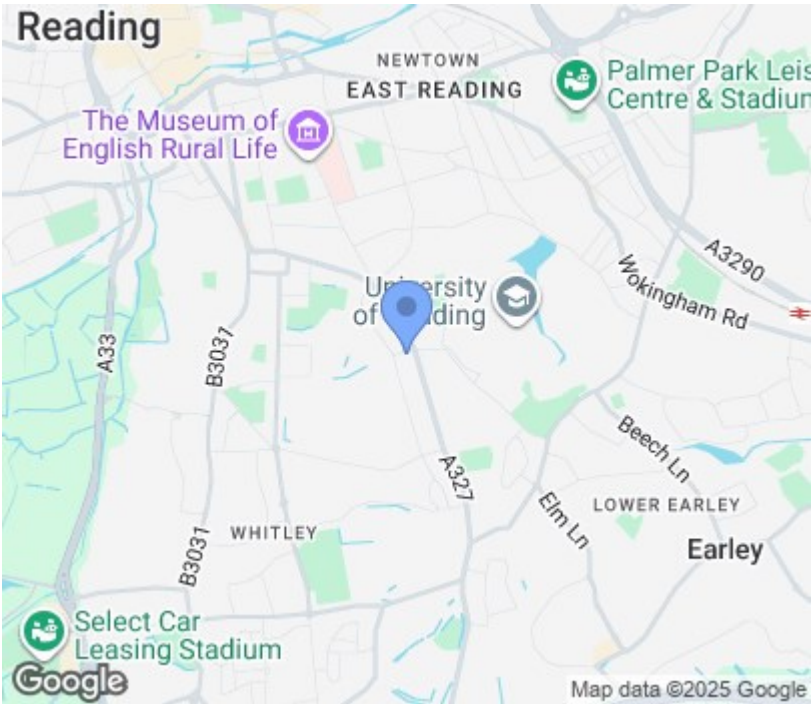
Approximate Gross Internal Area 1273 sq ft - 119 sq m

Ground Floor Area 727 sq ft – 68 sq m

First Floor Area 546 sq ft – 51 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.