



Positioned within easy reach of the centre of Woodley, this modern end-of-terrace house by Hicks Developments. The ground floor is arranged with a well-equipped kitchen and breakfast room, while to the rear, a bright living space opens directly onto a west-facing garden through glazed double doors, creating an easy connection between inside and out. Upstairs, three bedrooms are arranged across the first floor alongside a modern bathroom, offering flexible accommodation suited to both families and professional couples alike. Outside, the rear garden provides a private and manageable outdoor setting, while driveway parking for two vehicles adds further practicality. The house is well positioned for the amenities of Woodley precinct, local schools and amenities, with excellent access to the A329(M), providing convenient connections to Reading, London and the wider motorway network. The property is offered for sale with no onward chain.

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

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- 3 Bedrooms
- Living room with access to the garden
- Well-equipped kitchen-breakfast room
- Ground floor WC; Modern bathroom suite
- Driveway parking; Westerly aspect garden
- No onward chain





Council tax band C

Council- WBC

Garden

Enjoying a westerly aspect the part-walled garden incorporates a paved patio with an area of lawn and a useful shed. There is also a pedestrian side gate access to the front of the property.

Additional information:

Parking

There is driveway parking available at the property for 2 vehicles.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband connection available (information obtained from Ofcom):

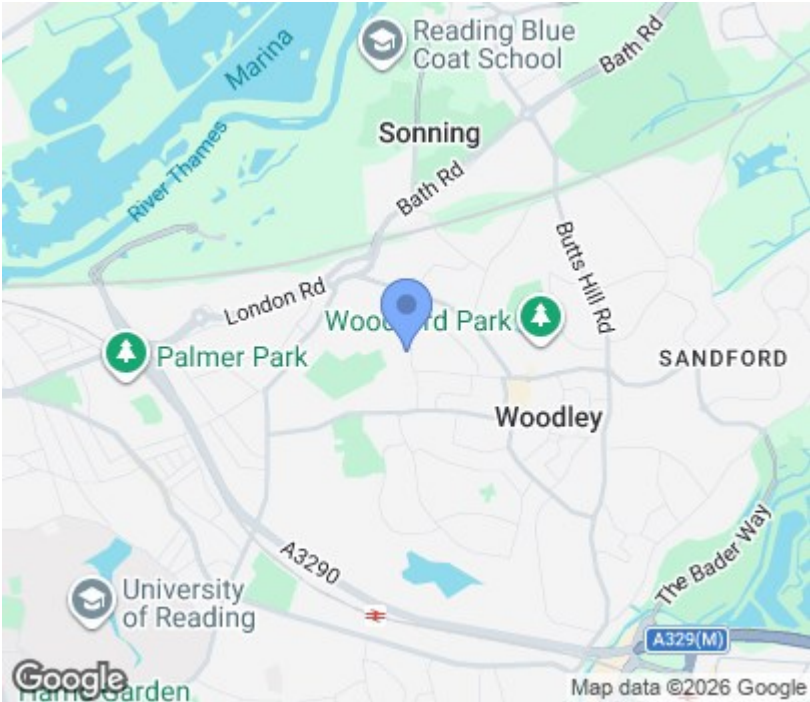
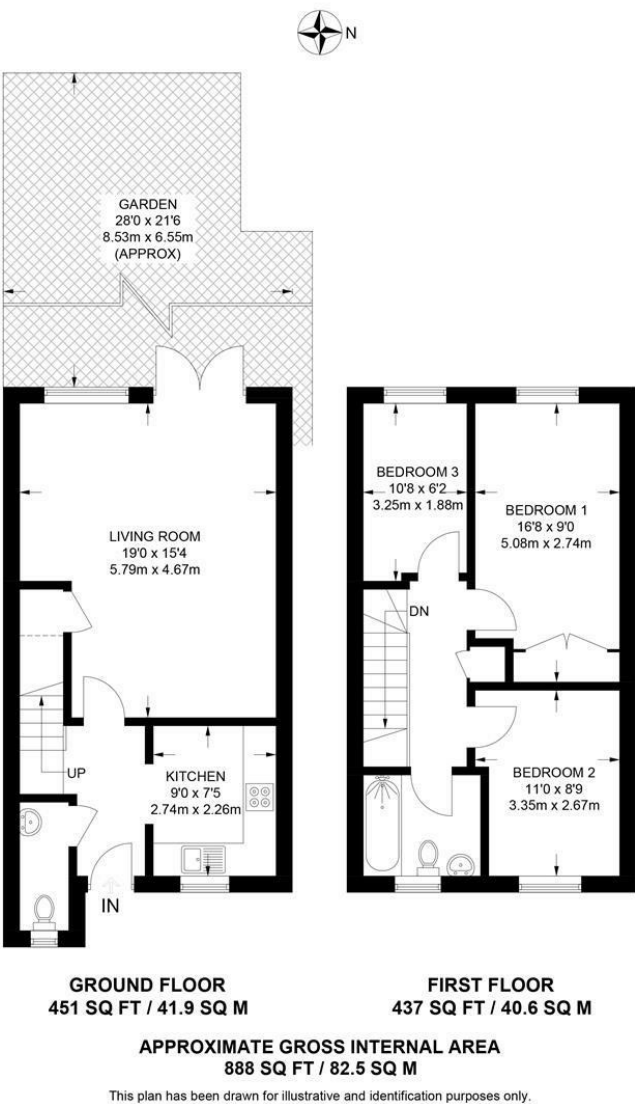
Ultrafast – Fibre to the premises (FTTP)

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"

We understand that Hicks Developments built the property in 2002 and retained the property in a trust. Part of the house and garden was built on land owned by the council therefore the seller will need to register the land by way of a possessory title claim or provide an acceptable indemnity policy.

Floorplan



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      |                         |
| (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.