



A fantastic opportunity to acquire this well-presented three double bedroom terraced townhouse, ideally situated in the highly sought-after Kennet Island development.

This contemporary home offers spacious and versatile living throughout, featuring a fully fitted kitchen designed for modern convenience, along with a bright and comfortable living

Upstairs, the property boasts three generously sized double bedrooms, providing ample space for families, professionals, or those working from home.

Externally, the home benefits from a good-sized private garden ideal for outdoor dining and leisure, as well as an allocated parking space for added convenience.

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



- Kennet Island
- 3 Bedrooms
- 18ft Living room
- Integrated appliances
- Cloakroom
- No onward chain





Council tax band D

Council- RBC

Additional information:

There is an estate management charge of £658 per annum

Parking

There is allocated parking available at the property

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

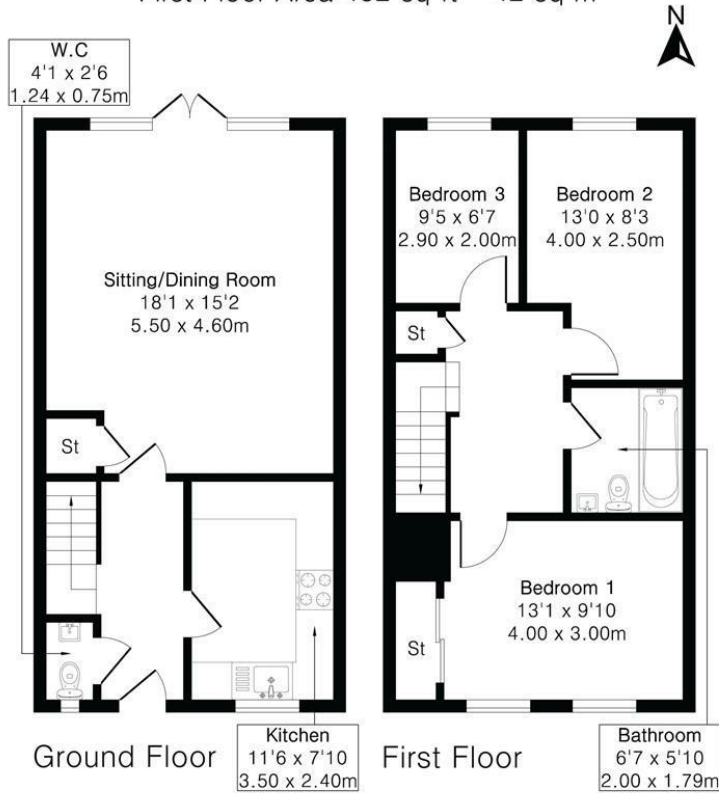
Ultrafast – Fibre to the premises (FTTP)

# Floorplan

## Approximate Gross Internal Area 904 sq ft - 84 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 452 sq ft – 42 sq m



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 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			91
(81-91) B			
(69-80) C		77	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.