



Situated just south of Reading town centre in the highly sought-after Bewley Homes development, this spacious semi-detached property is offered to the market with no onward chain. The location is ideal for modern living, providing easy access to a wealth of amenities including several retail parks, leisure centres, and major supermarkets. Excellent transport links are close at hand, with Green Park station, Junction 11 of the M4, and a frequent local bus service all nearby.

The property itself features a generously sized living room, a contemporary kitchen fitted with integrated appliances, and a convenient ground-floor cloakroom. Upstairs, there are three double bedrooms, including a principal bedroom with an ensuite shower room, along with a stylish family bathroom. Outside, the Westerly-facing rear garden offers a peaceful retreat, complete with a patio area leading to a well-maintained lawn which is ideal for outdoor entertaining.

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

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- Modern semi detached
- 3 Double bedrooms
- Ensuite shower room
- Kitchen breakfast room
- Allocated parking
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking

The property has allocated parking

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

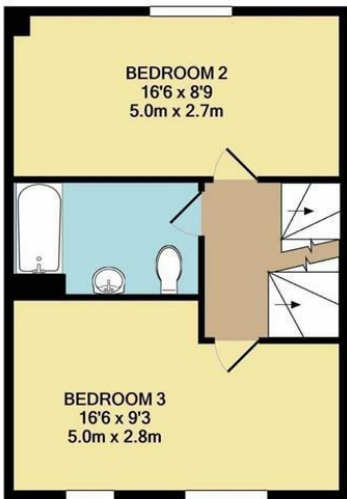
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

There is an estate charge of £350pa

Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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

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