



Located in the South Reading area, this spacious terraced home in a cul-de-sac offers that offers convenience.

Ideally positioned for commuters, the property provides easy access to the M4 (Junction 11), Green Park Station, and frequent bus services to Reading town centre. A variety of local amenities are within close proximity, including retail parks, schools, and a leisure centre.

The accommodation comprises a living room that flows into a kitchen area, a versatile garden room, and a convenient cloakroom. On the first floor, there are three generously sized bedrooms with built-in storage, a family bathroom, and a staircase leading to a spacious loft room.

To the rear, the property benefits from a westerly-facing garden.

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



- 3 Bedrooms & loft room
- 15ft living room
- Garden room
- Cloakroom
- Westerly facing garden
- No onward chain





Council tax band C

Council- WBC

Additional information:

Parking

On-street parking

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

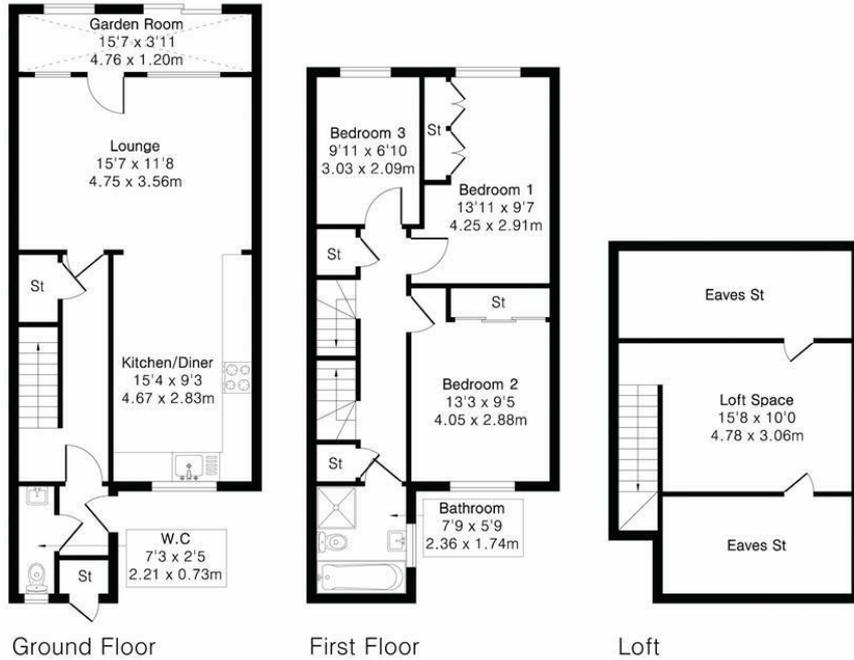
Floorplan

Approximate Gross Internal Area 1175 sq ft - 109 sq m

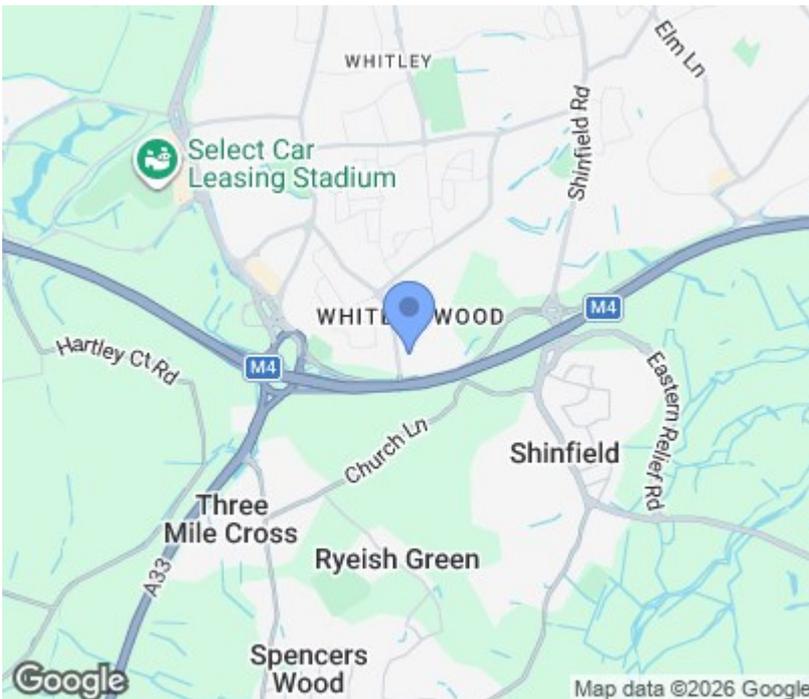
Ground Floor Area 539 sq ft – 50 sq m

First Floor Area 472 sq ft – 44 sq m

Loft Area 164 sq ft – 15 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			
(81-91) B			87
(69-80) C			
(55-68) D		60	
(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.