



**Coventry Rd
Reading
Berkshire
RG1**

**£270,000
(Freehold)**

No onward chain

Two bedrooms

Good access for A329M/M4

Reading Station: 1.1 miles



Description

Samuel James Properties are pleased to offer this two bedroom terrace house, situated in a sought after location with good school catchments and easy accessibility into Reading Town Centre.

Lounge: 5.4m x 4.3m (17'9" x 14'0")
Front aspect double glazed window.
Access to...

Dining room: 4.30m x 3.90m (14'0" x 12'11")
Rear aspect double glazed window, under stairs storage.
Access to...

Kitchen: 4.5m x 2.5m (14'9" x 8'4")
Side aspect double glazed window, range of eye and base level units, work surface with sink and drainer, space for oven and fridge/freezer.
Access to...

Bathroom:
Rear aspect double glazed window, bath tub with mixer tap and shower over, had basin with mixer tap, WC.

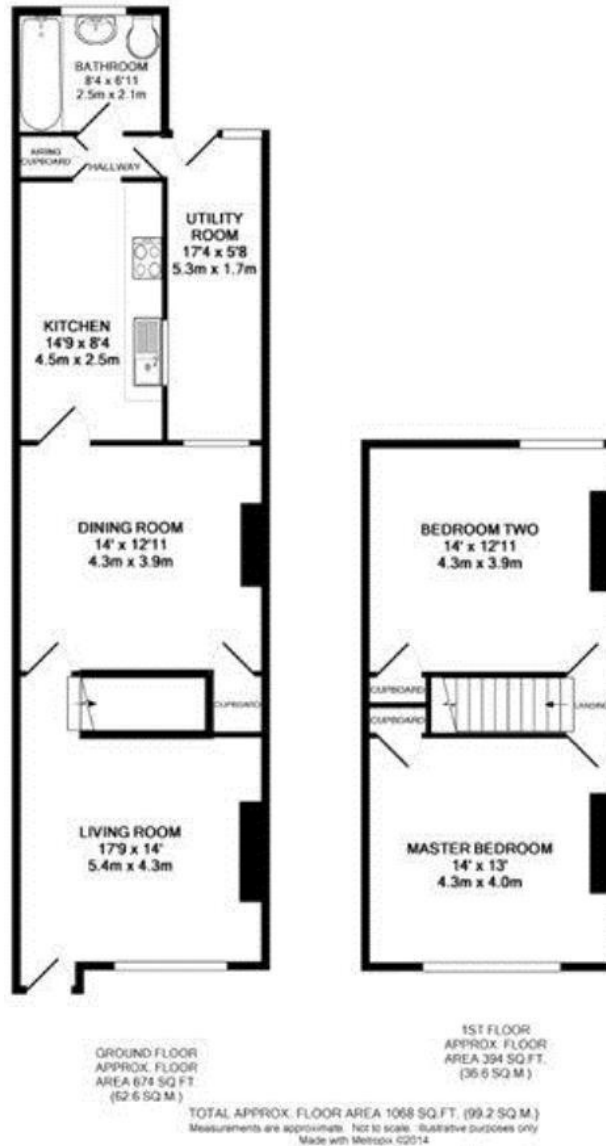
Utility room:
Rear aspect double glazed window. Offers access to rear garden.

Bedroom One: 4.30m x 4.0m (14'0" x 13'0") Front aspect double glazed window

Bedroom Two: 4.30m x 3.90m (14'0" x 12'11") Rear aspect double glazed window

Total: 99.2 sq. m.

1068 sq. ft.



Local information:

Local authority: Reading Borough Council

Nearest stations:

Reading (1.1 mi)

Nearest Schools:

St Johns CofE (0.4 mi)

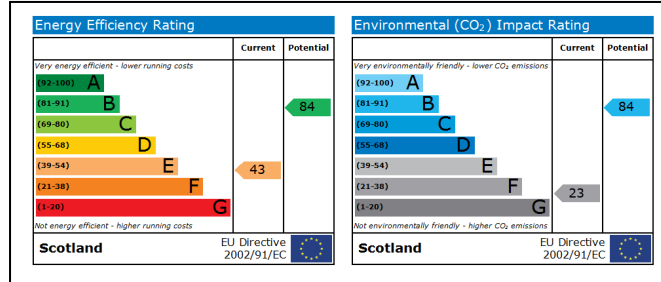
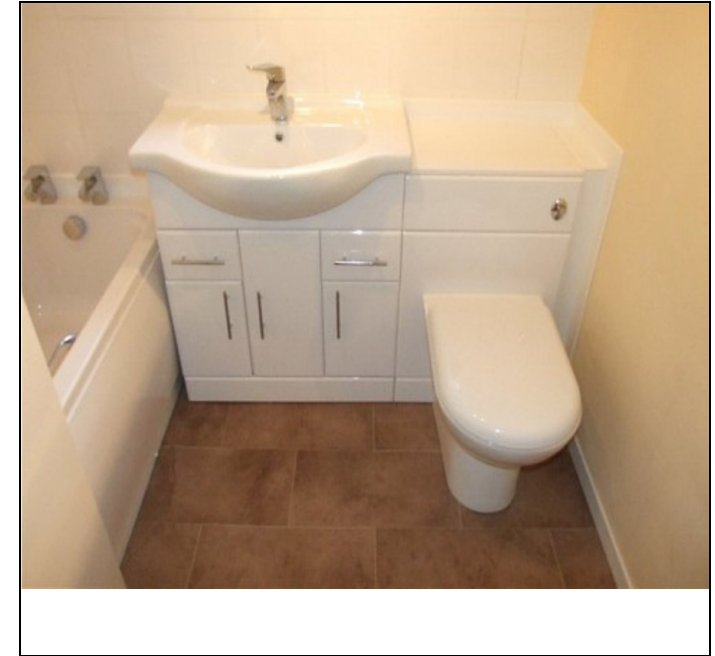
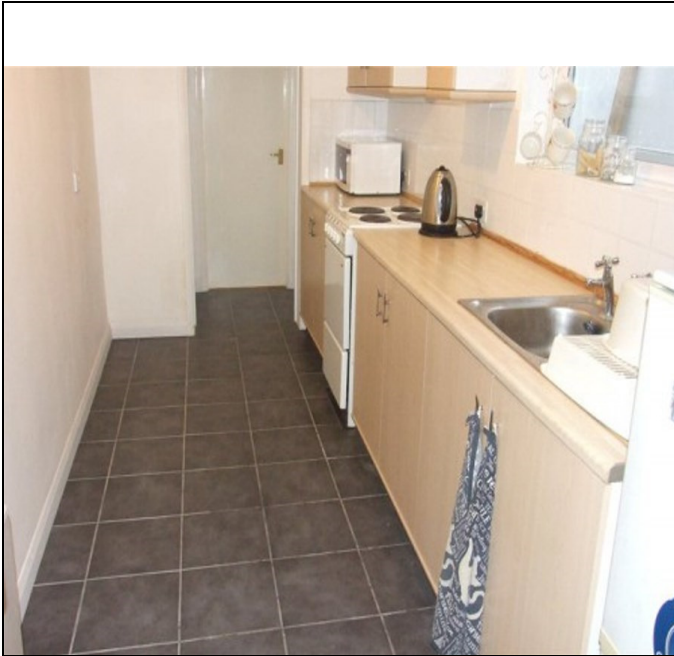
Alfred Sutton Primary School (0.6 mi)

Misrepresentation Act, 1967

Although every care is taken in preparing these particulars they do not constitute an offer or contract, or any part hereof. Statements contained therein are not to be relied on as statements or representation of fact and are made without responsibility on the part of the Agents or Vendor. An intending purchaser must satisfy himself by inspection, or otherwise as to the correctness of each statement and the Vendor does not make or give and neither have the Agents or their employees authority to make or give and representation or warranty in relation to this property.

The floor plans are not to scale and are for information purposes only.

THE AGENT HAS NOT TESTED ANY APPARATUS, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM HIS/HER SOLICITOR OR SURVEYOR. IN THE CASE OF AN EXTENSION OR CONVERSION, THE AGENT HAS NOT VERIFIED ANY PLANNING CONSENTS OR BUILDING REGULATION APPROVAL THAT MAY BE REQUIRED. Samuel James Estate Agents, for themselves and for the seller of this property advise that; these particulars do not constitute any part of an offer or contract. All statements in these Particulars are made without liability on the part of Samuel James Estate Agents or the seller. They should not be relied upon as a statement or representation of fact. Any intending buyer must satisfy themselves as to their correctness. No representation or warranty whatsoever in relation to this property is made by the seller or Samuel James or any of its employees has any authority to make the same.



0118 956 9595
info@samueljamesproperties.co.uk
www.samueljamesproperties.co.uk

Samuel James Properties
 10/11 Harris Arcade Reading RG1 1DN

SAMUEL JAMES

0118 956 9595

www.samueljamesproperties.co.uk