

**10 RAILWAY COTTAGES, READING ROAD, GORING ON THAMES, OXFORDSHIRE, RG8 0ES**

- **Victorian Property**
- **Three Bedrooms**
- **100 ft West Facing Rear Garden**
- **Central Village Location**
- **No Through Road Setting**
- **No Onward Chain**
- **Updating Required**
- **Amenities Nearby**

**Asking Price £440,000 (Freehold)**

**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456**



**davistate.com**

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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### PROPERTY DESCRIPTION

A late Victorian terraced property situated down a small no through road conveniently located nearby to the mainline railway station and local Tesco shop. The property benefits from a West facing rear garden extending in excess of 100 ft in length. Available with no onward chain. EPC Rating D.

### LOCAL INFORMATION

Goring is a sought after village conveniently located for commuting to London (56 minutes) and Reading (15 minutes) by train from Goring station. Reading Station has a fast service to London, Paddington (from 29 mins) with the Elizabeth Line now allowing direct access to the City, Canary Wharf, the West End and Heathrow. The spectacular scenery in and around the Goring Gap is the setting for such classic books as Wind in the Willows, Watership Down and Three Men in a Boat. Views of Goring Lock, the weirs and the rural landscape, especially as seen from the bridge, are some of the most photographed and painted scenes in England. Goring has a good selection of local shops including an award winning grocer, butcher, several convenience shops including Tesco, as well as a doctor's surgery, dentist, chemist and vets. There is a thriving local community with a wide range of clubs, societies and special interest groups - latest news and events are on the village website at [visitgoringandtreatley.co.uk](http://visitgoringandtreatley.co.uk)

### OUTSIDE SPACE

A wrought iron gate leads to a block paved courtyard at the front. The rear garden has a Westerly orientation. A right of access is accessible just beyond the back door, and the enclosed rear garden is just beyond. The garden is laid predominantly to level lawn, with a feature gravel bed and round patio seating area. The garden is planted with mature bushes and a fruiting apple tree, with two large timber sheds (one used as a workshop, with electricity). The garden extends in excess of 100 ft in length.

### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, Tax band C. Gas fired central heating, all mains services



## CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

## MORTGAGES

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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## LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

## BUYERS INFORMATION

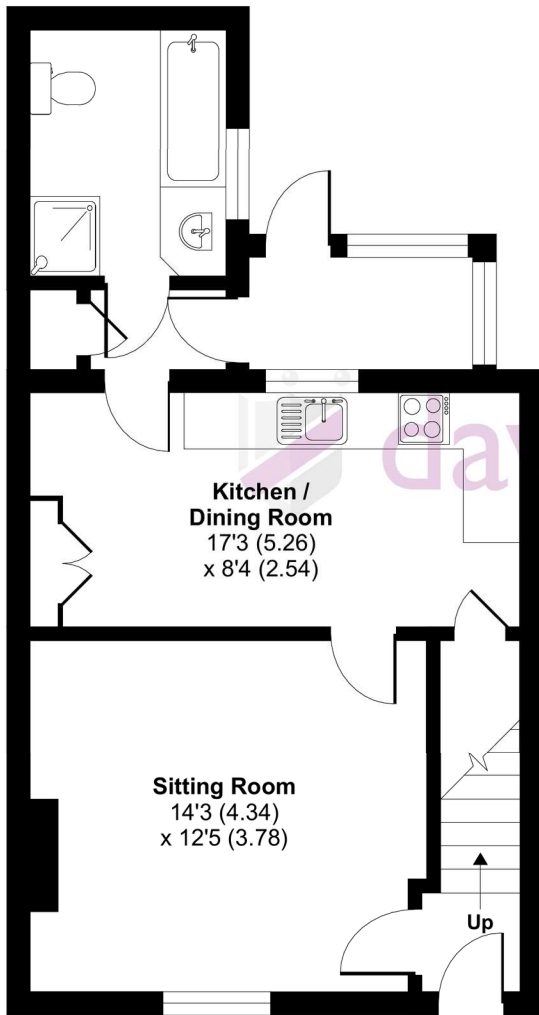
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## REFERRAL FEES

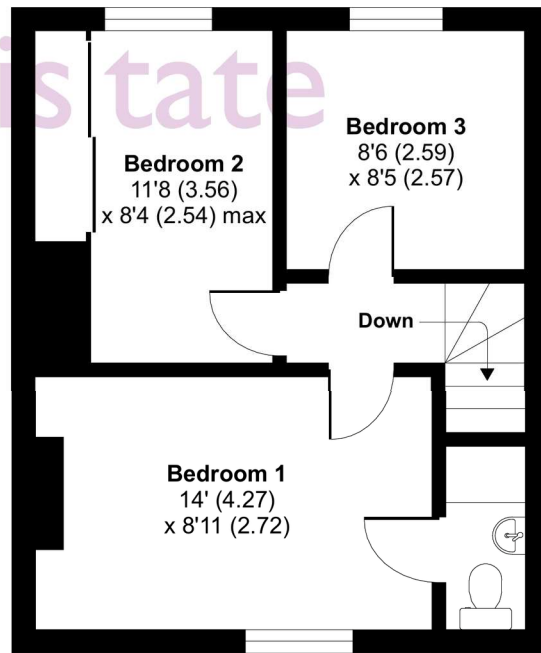
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 880 sq ft / 81.8 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1017082