



sales | lettings | new homes | conveyancing | mortgages

## 30 MILMAN ROAD, READING, BERKSHIRE, RG2 0AY



- **No Onward Chain**
- **Victorian Terrace Home**
- **1.2 Miles To Reading Mainline Train Station**
- **Accommodation Across Three Floors**
- **Three Bedrooms**
- **Close To Local Amenities**

**Asking Price £375,000 (Freehold)**

**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979**



[davistate.com](https://www.davistate.com)

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### PROPERTY DESCRIPTION

Offered to the market with no onward chain complications is this well-proportioned three bedroom Victorian terrace house set over three floors. Conveniently located for easy access to local amenities and less than 1 mile from The Oracle shopping centre. With two separate reception rooms, downstairs W.C. and spacious kitchen. There is a four-piece bathroom suite and three double bedrooms split over the first and second floor. EPC D Virtual tour available upon request.

### LOCAL INFORMATION

Fast non-stop services to London Paddington and the Elizabeth line giving access from Reading to central London, access to Jct. 11 & 12 of the M4 and within 30 miles of London Heathrow, central Reading is a desirable area for commuters and families alike. The town is made up of old and new, the Town Hall, Abbey Ruins and Forbury Gardens are complemented by the newly developed Train Station and Oracle Shopping Centre offering numerous bars, restaurants and the latest shops. Reading is set between the River Thames and River Kennet which meanders through the centre. There is no shortage of leisure facilities with various gyms, clubs and societies not to mention its own football and rugby teams. Reading boasts its renowned university along with college and highly sought after primary and secondary schools.

### ACCOMMODATION

On the ground floor the property comprises living room, dining room, kitchen & downstairs W.C.. On the first floor there are two double bedrooms and landing, on the second floor there is a further double bedroom and four-piece family bathroom.



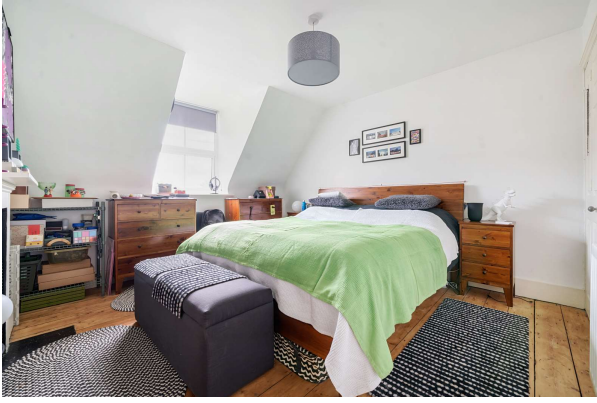
### **OUTSIDE SPACE**

Forecourt to the front with wrought iron fence and gate and to the rear there is a lawned garden with railed deck and storage shed with power and light.

### **LOCAL AUTHORITY and SERVICES**

Water, mains, gas and electricity connected  
Reading Borough Council  
Council Tax Band C





## 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

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

## 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)

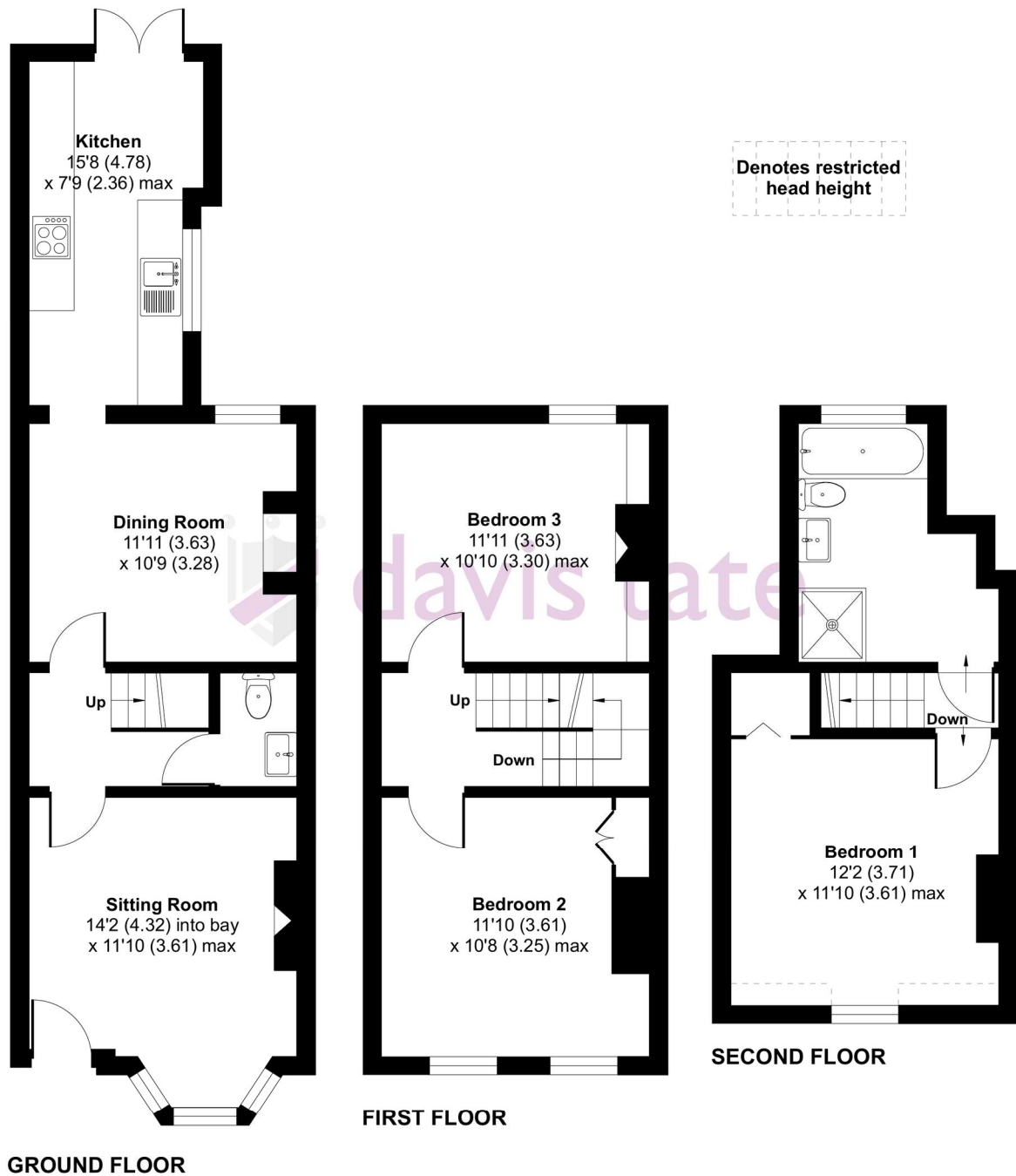
## BUYERS INFORMATION

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 = 1068 sq ft / 99.2 sq m  
Limited Use Area(s) = 9 sq ft / 0.8 sq m  
Total = 1077 sq ft / 100 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1019467