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14 UPPER REDLANDS ROAD, READING, BERKSHIRE, RG1 5JP



- Three Bedroom Semi Detached Home
- No Onward Chain Complications
- Close To Reading University
- Driveway Parking
- Two Separate Reception Rooms
- Sought After Location

Asking Price £475,000 (Freehold)

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



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



PROPERTY DESCRIPTION

Offered to the market with no onward chain & sitting in a sought after road is this three bedroom semi detached character home with off road parking, two reception rooms & secluded garden. Close to Reading Uni & local amenities. EPC D virtual tour available upon request.

LOCAL INFORMATION

The Reading University area is situated just east of Reading centre and stretches between the main campus on the Shinfield road (A327) and the Wokingham road (A329) offering easy access of both the M4 and A329 motorways. This highly sought after suburb has a wide range of local amenities including Reading's top schools such as Reading Grammar Schools for boys and Kendrick Girls School, Reading College, the Royal Berkshire Hospital, Reading bowls club, shops, gardens, parks and sports facilities. Some of Reading's most prestigious roads and conservation areas fall in this area with a variety of period property on offer.

ACCOMMODATION

Entrance hall, living room, dining room, kitchen & W,C on the ground floor. Upstairs there are two double bedrooms, a single bedroom & family bathroom all leading of a central landing.

OUTSIDE SPACE

To the front there is a forecourt accessed by wrought iron gate and fence as well as driveway parking for one car. To the rear there is a secluded rear garden.

LOCAL AUTHORITY and SERVICES



Gas, electric mains & water connected
Reading Borough Council
Council tax band E
EPC D





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.

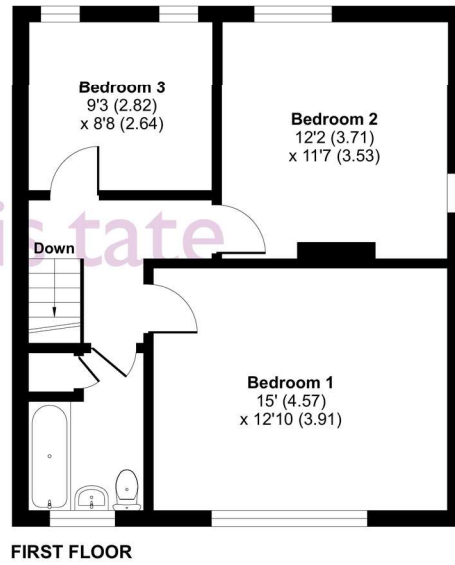
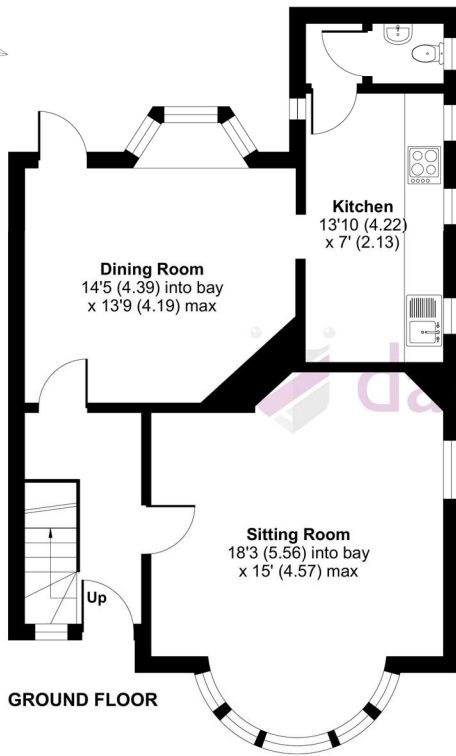
BUYERS INFORMATION

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 = 1160 sq ft / 107.8 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: 974919