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2B ADDINGTON ROAD, READING, BERKSHIRE, RG1 5PH



- Double Garage & Workshop
- Situated On A 0.25 Acre Plot
- Reading University Area
- Large Modern Kitchen/Breakfast Room
- EPC Rating C

Offers in excess of £900,000 (Freehold)

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



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## PROPERTY DESCRIPTION

Davis Tate are pleased to present this private gated four bedroom detached family home situated on a plot of nearly 0.25 acres close to Royal Berkshire Hospital and just 1 mile from The Oracle Shopping Centre. It is beautifully presented throughout with a large modern kitchen/breakfast room, two further reception rooms and a study with four bedrooms upstairs. EPC Rating C.

## 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

The property consists of a welcoming entrance hall with a W/C, leading on to a living room, dining room, study, large kitchen/breakfast room with a separate utility. There are four bedrooms upstairs, two with en-suites and a further family bathroom.

## OUTSIDE SPACE

Leading out from both the kitchen and living room is a welcoming patio area, followed by a well maintained lawn with a pergola as a main feature point.



**LOCAL AUTHORITY and SERVICES**  
Reading Borough Council tax band F





### 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)

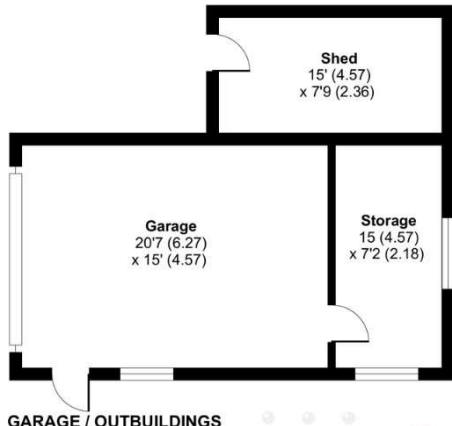
### BUYERS INFORMATION

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.

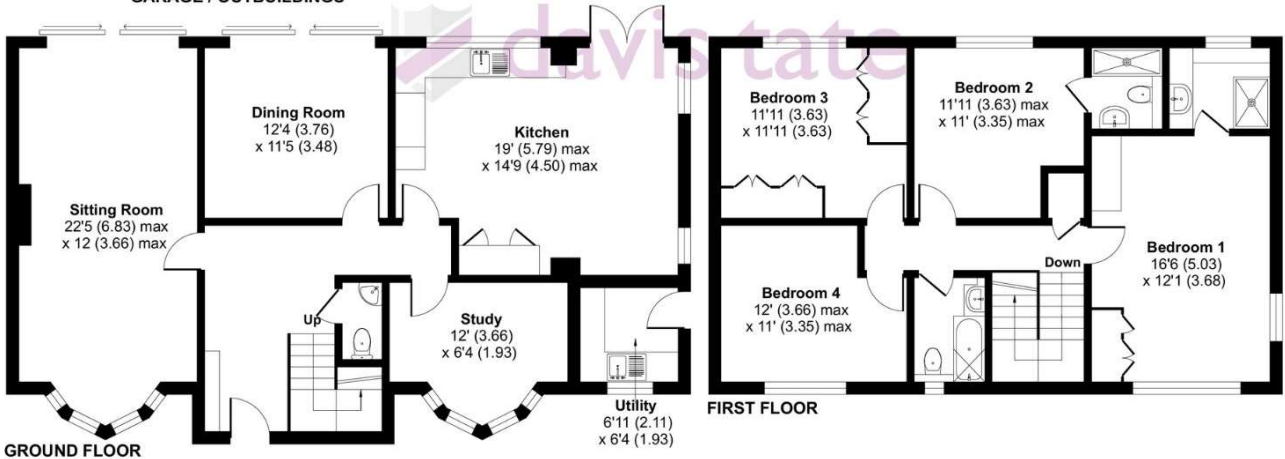
### REFERRAL FEES

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 = 2255 sq ft / 209 sq m (includes garage)  
 Outbuilding = 158 sq ft / 15 sq m  
 Total = 2413 sq ft / 224 sq m  
 For identification only - Not to scale



GARAGE / OUTBUILDINGS



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 864343