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2 LANCASTER CLOSE, READING, BERKSHIRE, RG1 5HB



- **Four Bedroom Detached Home**
- **No Onward Chain Complications**
- **Living Room, Dining Room & Study**
- **Four Generous Sized Bedrooms**
- **Family Bathroom & En-suite Shower Room**
- **Double Garage & Ample Driveway Parking**

Asking Price £750,000 (Freehold)

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



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PROPERTY DESCRIPTION

Offered to the market with no onward chain complications is, this spacious four-bedroom detached family home set in a quiet cul-de-sac location and offers convenient access to RBH, Reading University and highly regarded local schools. The property is just 1.2 miles from Reading station and offers versatile accommodation with two spacious reception rooms, study, kitchen and cloakroom/w.c. on the ground floor. Upstairs there are four well-proportioned bedrooms with the primary benefiting from an en-suite shower room as well as a family bathroom. Outside to the front there is a lawned garden detached double garage and driveway parking. To the rear there is a good size family garden. EPC 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 to both the M4 and A329M motorways. This highly sought after suburb has a wide range of local amenities including Reading's top schools such as Reading Boys' Grammar School, Kendrick Girls' Grammar School and The Abbey School. Nearby there is 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

On the ground floor the property comprises of a central entrance hall with the study, living room, dining room, cloakroom and kitchen leading off of it. Upstairs there is a landing giving access to all bedrooms, family bathroom and the principal bedroom giving access to the en-suite bathroom.



OUTSIDE SPACE

To the front there is a lawned garden with path leading to the property entrance, driveway parking, detached double garage and side pedestrian access. To the rear there is a generous sized garden.

LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected
Reading Borough Council
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

BUYERS INFORMATION

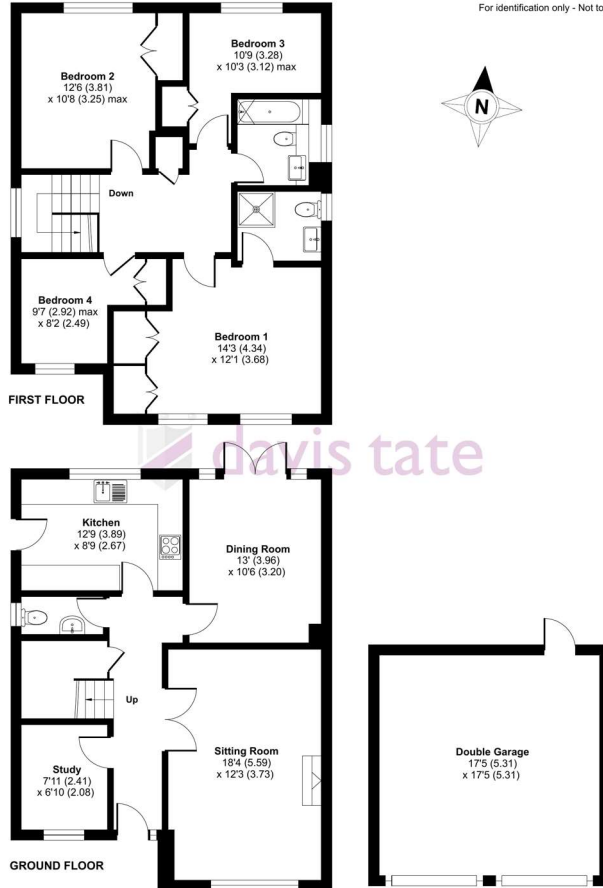
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1442 sq ft / 133.9 sq m
Garage = 306 sq ft / 28.4 sq m
Total = 1748 sq ft / 162.3 sq m

For identification only - Not to scale



 RICS Certified Property Measure. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richoccm 2024. Produced for Davis Tate. REF: 1059462