

**12 SONGBIRD CLOSE, SHINFIELD, READING, BERKSHIRE,
RG2 9AB**

- Unfurnished. Available 27/05/2024
- Two Double Bedrooms
- Downstairs Cloakroom
- Good Sized Single Garage
- Great Access to the M4, A329, A33 and Reading
- EPC Rating C

£1,600 per month + permitted payments *

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



davistate.com

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PROPERTY DESCRIPTION

Two bedroom mid terrace house located in the heart of Shinfield with easy access to the M4 and Reading Town Centre. EPC rating C. The property comes unfurnished and available 27/05/2024.

LOCAL INFORMATION

School Green is the heart of Shinfield village and comprises the village green, pubs, shops and Shinfield Primary School and recreation grounds. The historic church of Shinfield St Mary's can be found in Church Lane on the north-west ridge of Shinfield Village. Nearby is Lower Earley, with Asda 24 hrs, McDonalds, Marks and Spencers, Toby Carvery, Iceland, Domino's Pizza and Petrol Station. Shinfield gives commuters easy access to M4, A33 and A329m. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre.

Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25; the local bus is 'The Leopard 3' which services Shinfield, Wokingham, Aborfield and Reading

ACCOMMODATION

A good size living room, fully fitted kitchen, downstairs cloakroom, two double bedrooms, family bathroom, enclosed rear garden, a garage



OUTSIDE SPACE

To the rear of the property is an enclosed rear garden mainly laid to lawn with a small paved area leading to a back gate. There is off road parking directly to the front of the house and an additional space in front of the good sized single garage.

LOCAL AUTHORITY and SERVICES

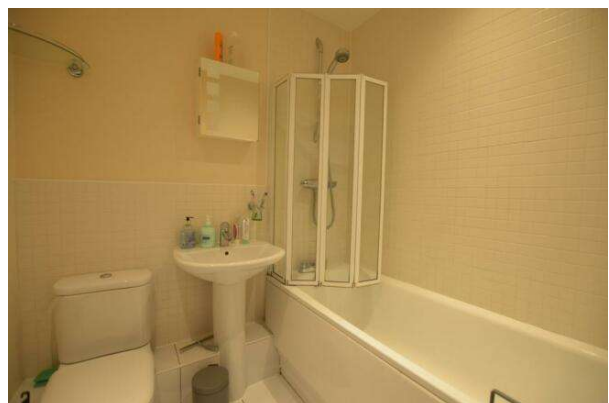
Mains Gas, Electric & Water.

Wokingham District Council - Band C.

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER



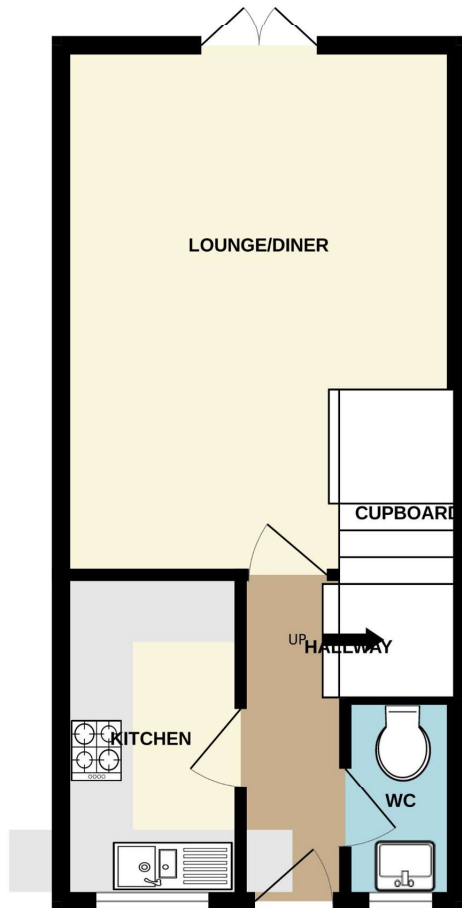
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

REFERRAL FEES

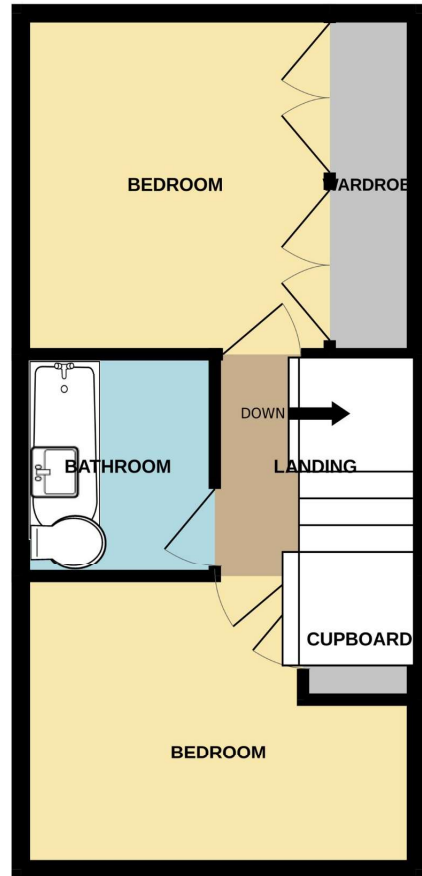
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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