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35 YORK ROAD, READING, BERKSHIRE, RG1 8DX



- Two bedroom Character Home
- Just Over Half A Mile From Station
- Modern Style Kitchen
- Modern Style Bathroom
- No Onward Chain Complications
- Well Presented Throughout

Asking Price £350,000 (Freehold)

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



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

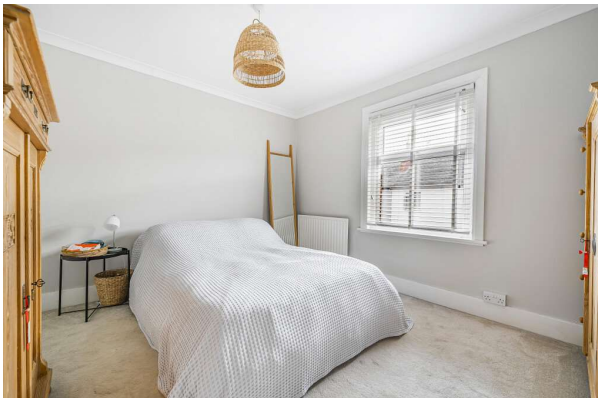
Offered to the market with no onward chain complications is this well presented two bedroom character home set within a sought after Caversham/Reading borders conveniently located for easy access to Reading town centre, Caversham, the river Thames and Reading station is just over half a mile walk giving direct access to London in just 25 minutes. Set over two floors the property has been kept in excellent decorative order throughout and comprises of two separate reception rooms, refitted kitchen and utility lobby on the ground floor. Upstairs there are two double bedrooms and a refitted bathroom suite. To the front the property is enclosed via a forecourt and to the rear there is a low maintenance rear garden. EPC D

LOCAL INFORMATION

Fast non-stop services to London Paddington, 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 is accessed via the entrance hall with stairs leading to the first floor and doors leading to the sitting room and dining room. To the rear, the dining room leads onto the modern style kitchen and utility lobby. On the first floor there is a landing giving access to the two double bedrooms and the modern family bathroom.



OUTSIDE SPACE

To the front the property has an enclosed forecourt and to the rear there is a paved low maintenance garden.

LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected.
Reading Borough Council
Council Tax Band B





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

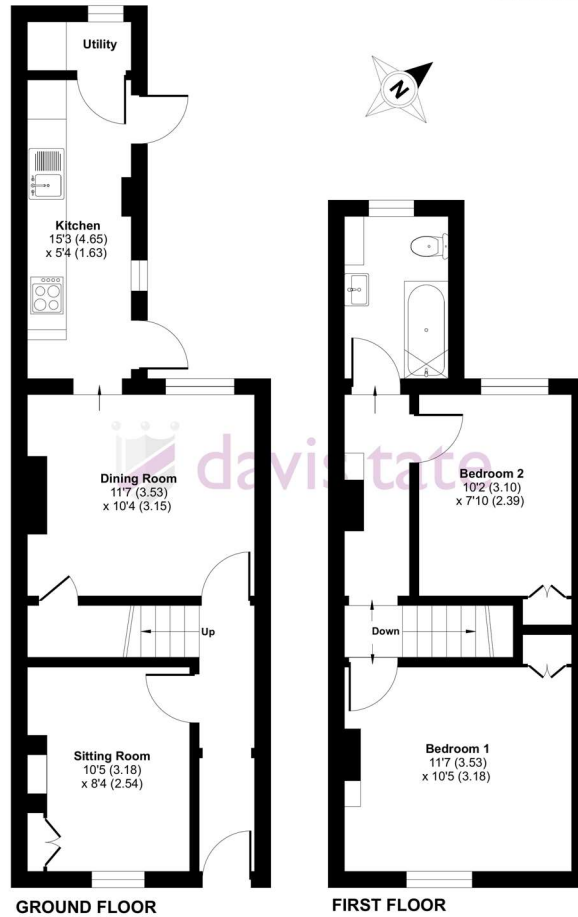
BUYERS INFORMATION

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 = 723 sq ft / 67.1 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 2024. Produced for Davis Tate. REF: 1111379