

**178 VICTORIA ROAD, WARGRAVE, READING, BERKSHIRE,
RG10 8AJ**



- **Three-bedroom cottage**
- **South facing rear Garden backing onto playing fields**
- **Three storey property**
- **Central Wargrave location**
- **EPC Rating D**

Asking Price £550,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



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PROPERTY DESCRIPTION

Character three-bedroom, three storey cottage located in the heart of Wargrave village. Boasting an open plan sitting/dining room through to a light and bright kitchen with access to a private rear garden. EPC rating D.

LOCAL INFORMATION

Wargrave is a charming village set on the banks of the river Thames, just 3 miles from Henley-on-Thames and closer still to the local commuter hub of Twyford. There is mainline access to London from Twyford, and Wargrave has its own branch line station. There are highly regarded schools set in the village and there are also numerous local organisations, such as the tennis club, two marinas, rowing club and other social clubs, giving Wargrave a close community feel. There are coffee shops, pubs and eateries close by.

ACCOMMODATION

Enter into the welcoming sitting/dining room with wooden floor and bay window to the front. The wood burner with brick surround sits in the centre of the room with bespoke shelving to the side.

Open way through to a bright fully fitted kitchen with range cooker and additional oven as well as a range of fitted appliances and Belfast sink. The vaulted glass roof allows an abundance of light to enter this well-equipped kitchen. The rear of the kitchen gives access to the rear garden as well as the downstairs bathroom, with bath and shower attachment.

The first floor offers two bedrooms and a staircase leading to the top floor bedroom with further views across the nearby countryside.



OUTSIDE SPACE

Brick paved front garden with wrought iron fencing leads to the front door. The South facing rear garden has right of access across neighbouring property and is typical of the gardens in the area. Offering a lawn space, storage shed and "hidden" patio area at the end of the pretty garden, ideal for entertaining.

LOCAL AUTHORITY and SERVICES

All mains services. Wokingham borough band D.





CONVEYANCING

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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

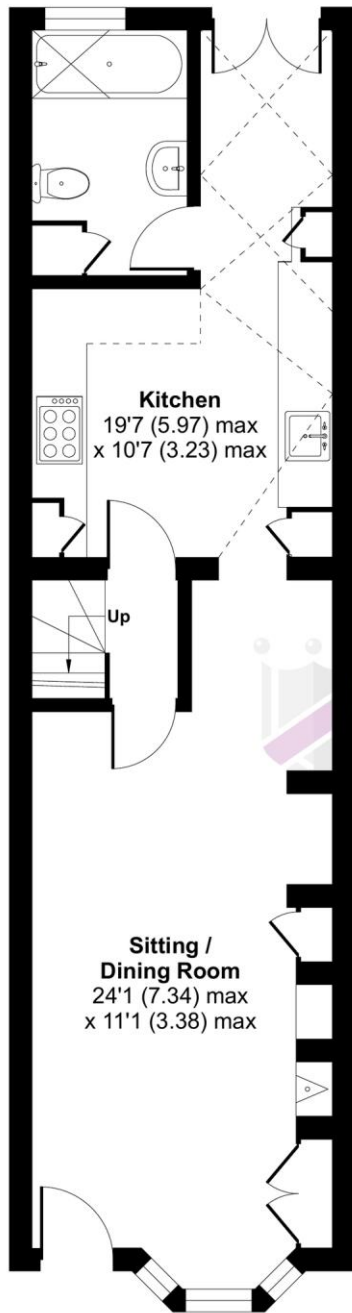
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

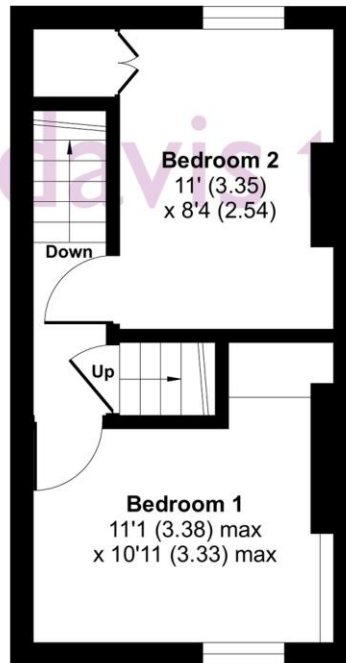
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 946 sq ft / 87.8 sq m

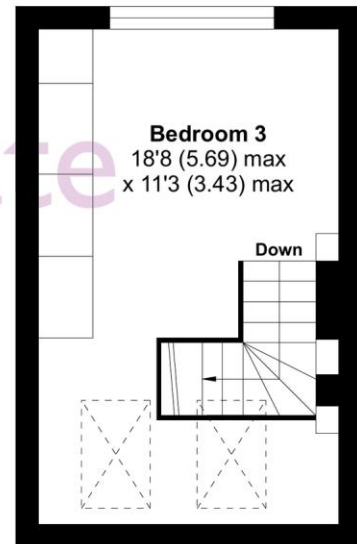
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Davis Tate. REF: 1109337