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2 TYBERTON PLACE, READING, BERKSHIRE, RG1 6ES



- Three Bedroom End Terrace Home
- Extended To The Rear
- Convenient Access To Reading
- Easy Access Out Of City
- Generous Sized Rear Garden
- Garage To Rear Of Property
- Owned Solar Panels
- 1.4 Miles To Reading Station

Offers in excess of £425,000 (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 in a sought-after location is this well presented three-bedroom extended end terrace house. Situated within a quiet cul-de-sac location and offering convenient access to Reading town centre and Reading station as well as easy access out of Reading and nearby transport links. Benefitting from two generous sized reception rooms, entrance porch, downstairs cloakroom and modern style kitchen downstairs. Upstairs there are three well-proportioned bedrooms and a modern style shower room. Outside there is a good sized and secluded rear garden which wraps around to the side as well as having a further garden to the front with pedestrian access and a garage to the rear. In addition, the property benefits from solar panels helping to reduce utility bills. EPC C

LOCAL INFORMATION

Coley is an inner-town district located near Reading town centre. It offers good access to the Inner Distribution Road and A33, which are convenient for access to the motorway. A regular bus service is provided to and from the town centre. The area boasts a parade of shops, including take-aways and a convenience store as well as having several primary schools, Coley Primary, St Mary's and All Saints. The area has an independent Berkshire Independent Hospital and good size playing field. Coley park farm has unspoilt views of the Holy Brook River which runs to the south of Coley.

ACCOMMODATION

The property is accessed via an entrance porch to the side of the property which leads into the sitting room, there are French doors opening into the dining room which gives access to a downstairs W.C. and kitchen. Upstairs there is a central landing that gives access to the shower room and all three bedrooms.



OUTSIDE SPACE

To the front there is a lawn with path leading to the property and side pedestrian access. To the rear there is a paved patio area with pergola, raised patio and path leading to the garage at the rear. There is space at the side of the property that offers plenty of potential to extend (STPP).

LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected
 Reading Borough Council
 Council Tax Band C
 There are owned Solar Panels reducing Utility Bills





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

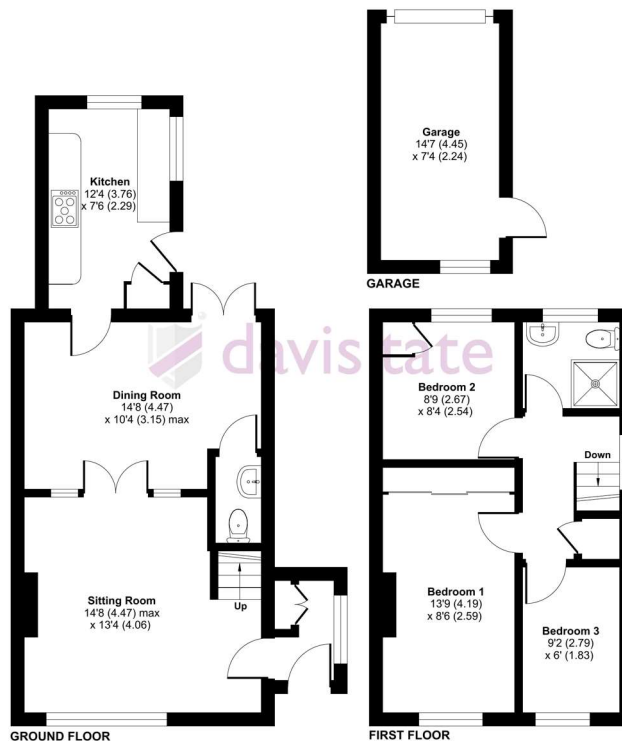
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 835 sq ft / 77.5 sq m
Garage = 108 sq ft / 10 sq m
Total = 943 sq ft / 87.5 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). © richoccm 2024. Produced for Davis Tate. REF: 1119089