



Coley Avenue, Reading, RG1 6LW

GUIDE PRICE £350,000 *Freehold*

KEY FEATURES



Three Bedroom Family Home With Adjoining Garage, Offered For Sale With No Onward Chain

Situated in a highly desirable residential area, this well-presented three bedroom terraced house is offered to the market with no onward chain complications and benefits from residents' parking and an adjoining garage.

The ground floor comprises an entrance hall, convenient cloakroom, spacious dual-aspect living/dining room with French doors opening onto the rear garden, and an extended kitchen/breakfast room with side access to the patio — ideal for everyday family living and entertaining.

Upstairs offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the enclosed rear garden provides a private and low-maintenance outdoor space with a patio area and rear access to the garage, offering parking or storage

Conveniently located close to local amenities, reputable schools and transport links, this property would make an ideal family home, first-time purchase or investment opportunity.

Viewing is highly recommended.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

- No Onward Chain
- 3 Bedroom Terraced House
- Adjoining Garage
- Dual Aspect Living Room
- Kitchen / Diner
- Fixed Timescales For Exchange And Completion
- The Modern Method Of Auction
- Buyers Fees Apply
- For Sale by Modern Auction – T & C's Apply
- Subject To Reserve Price

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...





MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: C



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁰
91.2 m²
983 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...