

CLARES GREEN ROAD, READING, BERKSHIRE, RG7
£475,000 FREEHOLD

A THREE BEDROOM SEMI DETACHED WITH PLANNING PERMISSION TO EXTEND

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

A semi detached home which is positioned in an established and popular location with planning permission to provide additional ground and first floor living space. The property has a modern kitchen and well defined dining area with natural light from the full width window there is also a comfortable living room on the first floor there are three bedrooms and a bathroom. Further benefits include gas radiator heating and replacement double glazed windows. There are front and rear gardens along with a carport and garage.



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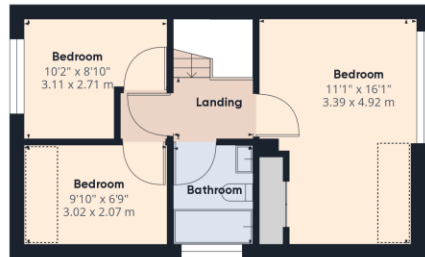


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Ground Floor



Floor 1

Approximate total area¹⁾

1109.79 ft²
103.1 m²

Reduced headroom

31.19 ft²
2.9 m²

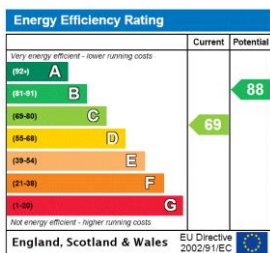
Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold
Term: Expires -
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D

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.

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