

The Estate Agent People Recommend



23 High Street,
Reading
RG10 9AB

Price guide £415,000



Wentworth Estate Agents have the pleasure in offering to the market a GRADE TWO listed TWO BEDROOM TERRACED house within the centre of Twyford village.

Within walking distance to shops, coffee shops, restaurants, Tesco Express and Waitrose. Also has the benefit of the mainline train station serving Reading and London Paddington with the addition of the Elizabeth Line.

Ground floor accommodation comprises of living room with wooden flooring, lovely high ceiling creating a fabulous living space, dining room and through to the kitchen with plenty of eye and base level units, oven, hob, integrated dishwasher and space for the washing machine. At the rear of the kitchen is a door leading to the patio area and garden with a perfect seating area at the end.

First floor accommodation comprises of double bedroom with fitted wardrobe, four piece suite bathroom with bath, shower, wash hand basin, WC and airing cupboard.

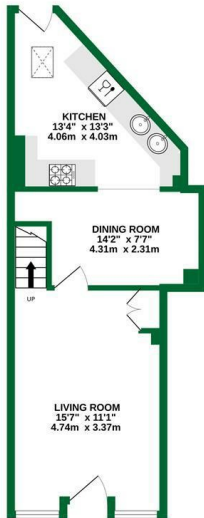
Second floor accommodation comprises of double bedroom and bathroom with WC, wash hand basin and shower.

Further benefits include gas central heating, within the centre of Twyford village, walking distance to all amenities and south facing garden with patio area and laid to lawn with a perfect seating area at the end to enjoy the evening sun.

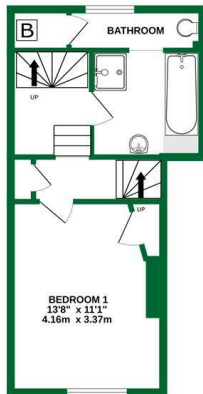
Viewing advised to appreciate the space and ideal location.

FREEHOLD

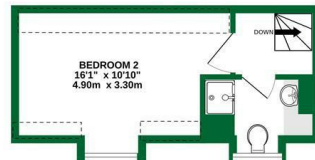
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



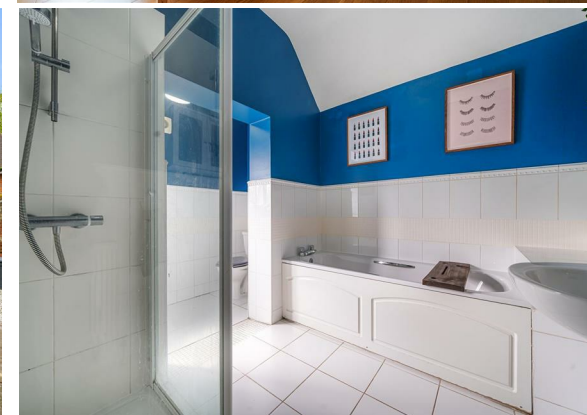
TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

- TWO DOUBLE BEDROOM TERRACED HOUSE
- WITHIN THE CENTRE OF TWYFORD VILLAGE
- WALKING DISTANCE TO THE MAINLINE TRAIN STATION
- TWO BATHROOMS
- GARDEN
- PLENTY OF CHARACTER
- FREEHOLD
- COUNCIL TAX BAND - C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

