

The Estate Agent People Recommend



7 Coleridge Close,
Twyford
RG10 0XL

Price guide £359,950

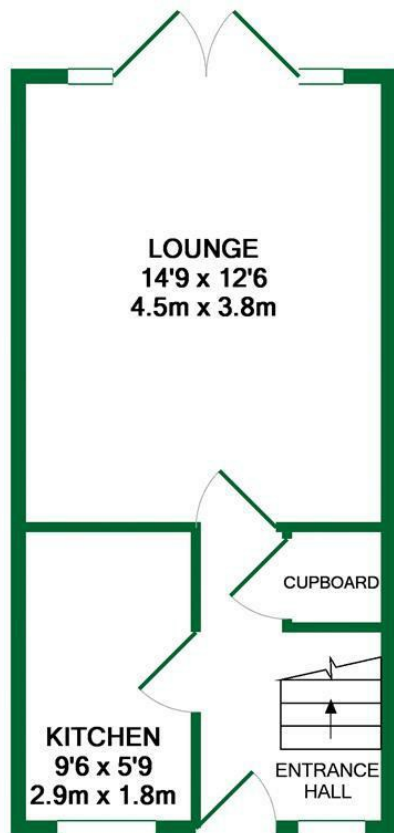


WentWorth Estate Agents are delighted to present this attractive mid-terraced property boasting two double bedrooms, located in the sought after Broad Hinton Development and offered with no onward chain.

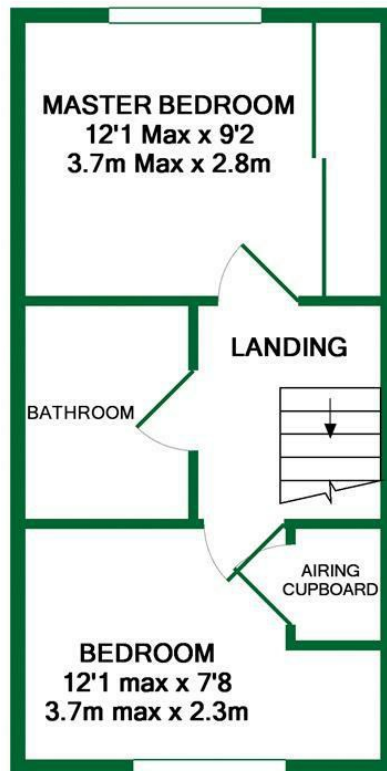
Comprising an entrance hall, kitchen, spacious living/dining room, bedroom one with fitted triple wardrobes, a second double with an over stairs storage cupboard and a contemporary bathroom with WC, wash hand basin and bath with shower over.

Conveniently positioned within the catchment areas for Colleton, Polehampton Infant and Junior, Charvil Piggott Primary, and Piggott Secondary schools. The property is approximately 0.55 miles from Twyford mainline railway station, providing access to London Paddington, the Elizabeth Line, and Reading. The property is just a short 1 mile walk from local shops, coffee establishments, Waitrose, Tesco, pharmacies, restaurants, 3 public houses and many more amenities.

Further enhancing its appeal, the property features two allocated parking spaces, an enclosed rear garden with shed, gas central heating with a new combi boiler installed in late 2023, and Grade A argon-filled UPVC double glazing.



GROUND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 bedrooms
- Spacious, light living/dining room
- Bedroom one with fitted triple wardrobes
- Second double bedroom with an over stairs storage cupboard
- New combi boiler fitted at the end of 2023
- Contemporary bathroom
- Two allocated parking spaces
- No onward chain
- EPC - C
- Walking distance to Twyford Village and mainline station



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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.

