



Dukes Ride, Silchester, Reading, RG7 2PY
Guide Price £600,000



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NO ONWARD CHAIN - CHEQERS are pleased to offer for sale this detached home situated in a popular road in the village of Silchester. The property boasts a generously sized plot with a private aspect and viewing is essential to appreciate the flexible accommodation on offer - reception hall, lounge, separate dining room, modern kitchen/breakfast room, study and 25' conservatory. There are three bedrooms and a family bathroom arranged on the first floor. Further benefits include double glazing, radiator heating, garage and driveway parking.

RECEPTION HALL:

Stairs to first floor, radiator, storage cupboard.

CLOAKROOM:

Low level w.c., corner wash hand basin in vanity unit, heated towel rail, extractor fan.

LOUNGE:

14'9" x 13'5" (4.50m x 4.09m)

Wall light points, feature fireplace with fitted gas fire, access to -

DINING ROOM:

10' max x 9'1" max (3.05m max x 2.77m max)

Wall light points, radiator, sliding double glazed doors to -

CONSERVATORY:

25'5" x 8'5" (7.75m x 2.57m)

Wall light points, radiator, French doors to rear garden, door to -

STUDY:

15'7" x 7'3" (4.75m x 2.21m)

Rear aspect, double glazed window, radiator, wall light points.

KITCHEN/BREAKFAST ROOM:

14'1" x 10'3" (4.29m x 3.12m)

Refitted and comprising range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven and combi microwave with cupboards above and below, integrated dishwasher and washing machine, appliance space, storage cupboard, tiled surrounds, spotlights, glazed door to side.

STAIRCASE GIVE ACCESS TO LANDING:

Double glazed window, airing cupboard.

BEDROOM ONE:

13'9" max x 13' max (4.19m max x 3.96m max)

Rear aspect, double glazed window, radiator, built-in double wardrobe.

BEDROOM TWO:

13'8" x 9'4" max (4.17m x 2.84m max)

Rear aspect, double glazed window, radiator, built-in double wardrobe, access to loft space.

BEDROOM THREE:

9'8" x 9'2" (2.95m x 2.79m)

Front aspect, double glazed window, radiator.

BATHROOM:

7'4" x 5'5" (2.24m x 1.65m)

Front aspect, double glazed window, white suite comprising P shaped bath with power shower over and shower screen, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, heated towel rail.

GARDENS:

To the front of the property is a lawned garden with central bed, block paved driveway to garage, mature hedging and stocked borders, side gate to rear. The rear garden enjoys a private aspect, block paved patio with steps down to lawned area with mature shrub and tree borders, summer house.

GARAGE:

Single garage with up and over door.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

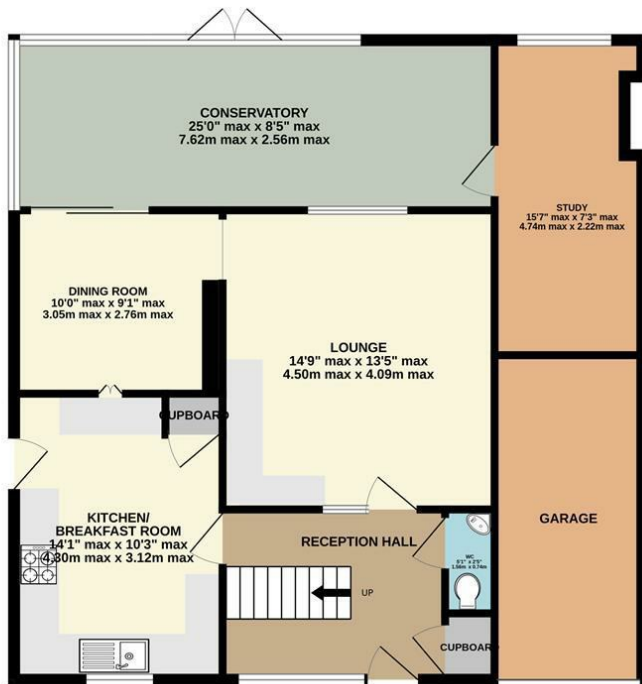
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REFERRALS:

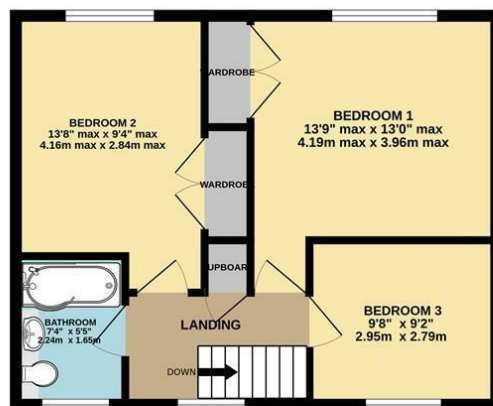
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GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



3 BEDROOM DETACHED

TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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