



### 3 bed detached house to buy in

Reading Road, Woodley, Reading,  
Berkshire, RG5 3AA

**£375,000** Starting Bid

🏠 x3 🚿 x1 🚗 x1

Tenure  
**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedroom Detached
- ✓ Kitchen/Breakfast Room
- ✓ Driveway Parking
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

An attractive, older style three/four bedroom detached property located within a sought after North Woodley location offering spacious and flexible accommodation comprising; porch, entrance hall, bay fronted living room, dining room, study, kitchen/breakfast room, wc, three bedrooms with a modern family bathroom and a further room in the loft (accessed via paddle stairs).

Externally there is a shared driveway, carport and enclosed rear garden.

The property further benefits from being conveniently located within easy reach of Woodley Centre, local schools, the A329M is less than five minutes away and there is easy access to rail links with Reading Station being the second largest UK Train Station outside London.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £375,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Planning permissions or proposals for development: Yes

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

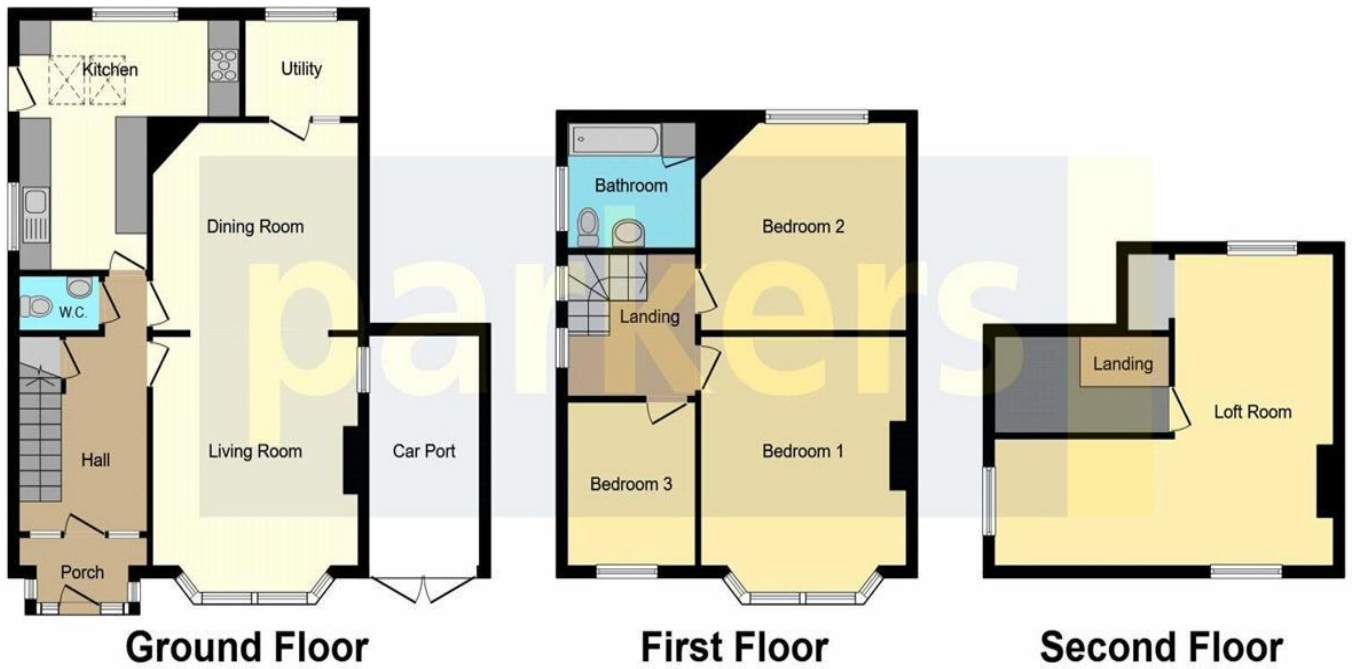
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Total floor area 145.3 m<sup>2</sup> (1,564 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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