



## 2 bed terraced house to buy in

Broad Hinton, Twyford, Reading,  
Berkshire, RG10 0LP

**£330,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Two Bedroom home
- ✓ Approx 0.6 miles from Twyford  
train station
- ✓ Resident Parking
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Two bedroom terrace home located approximately a 0.6 mile from Twyford station making it great for commuters. This property is modern in design with a living room, kitchen, two bedrooms and a family bathroom. Further benefits include off road parking, rear garden and no onward chain complications. EPC Rating D.

### LOCAL INFORMATION

Twyford is a bustling village set 6 miles to the East of Reading; the Anglo-Saxons named Twyford after the two fords across the River Loddon in the village. Surrounded by beautiful countryside and the towns of Henley-on-Thames, Reading and Maidenhead there is plenty to do. Offering a range of restaurants, pubs and shops including Waitrose, this busy village also has a range of highly regarded schools such as The Piggott School, Piggott Junior School (Wargrave), Robert Piggott Primary School (Charvil), Polehampton Primary and Colleton Primary. There are also local private schools in the nearby villages of Hurst and Sonning. Twyford has a mainline train station with regular trains to Paddington and the Elizabeth Line running from Twyford station allowing direct access to the city.

### ACCOMMODATION

As you enter through the covered porch this leads through to the main reception room. The sitting room is based at the front of the property with an open way through to the fully fitted kitchen. From the kitchen the rear garden can be accessed. Upstairs the landing leads to both double bedrooms as well as the family bathroom.

### OUTSIDE SPACE

The property benefits from off-road parking and a private rear garden.

### ADDITIONAL INFORMATION

Wokingham borough council tax band-D. The property is on mains gas, electric, water and drains.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £330,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

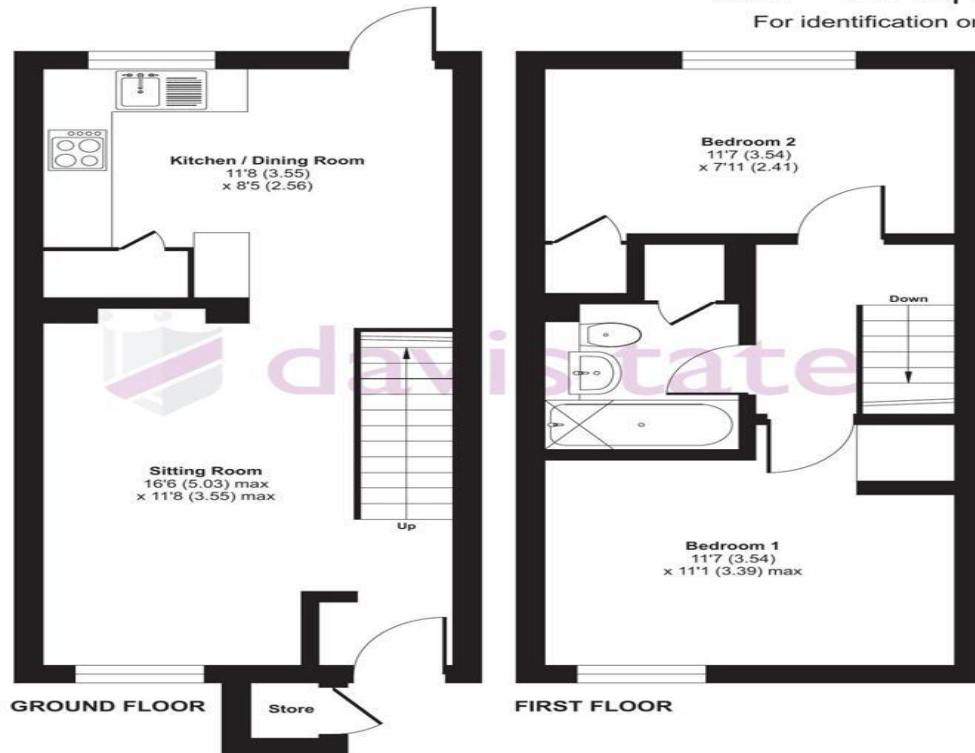
Mobile signal coverage: Good

Approximate Area = 642 sq ft / 59.6 sq m

Store = 5 sq ft / 0.4 sq m

Total = 647 sq ft / 60 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davis Tate. REF: 1362014

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 90                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Broad Hinton, Twyford, Reading, Berkshire, RG10 0LP

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

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,**

**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

