

Reed Gardens, Woolhampton, Reading, Berkshire.
RG7.



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Reed Gardens, Woolhampton, Reading, Berkshire
. RG7. £375,000 Freehold

Offered to the market at a 100% share as a freehold purchase or as 40% shared ownership as a leasehold purchase with no onward chain, this modern and generously proportioned two-bedroom end-of-terrace home was built circa 2021 and is located in the sought-after village of Woolhampton. Positioned along the A4, the property benefits from excellent access to Newbury, Reading, the M4 motorway, and a nearby train link with direct connections to the Elizabeth Line. Accommodation comprises a spacious lounge, a well-appointed fitted kitchen, a downstairs WC, and a contemporary first-floor bathroom. Additional features include allocated parking for two vehicles, an enclosed rear garden, gas central heating, and double-glazed windows throughout.

Shared Ownership Details. Rent - £509.30 Per Month Service Charge £61.53 Per Month

- Two Double Bedrooms
- Large Lounge Diner
- Fitted Kitchen
- Downstairs W/C
- First Floor Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- No Onward Chain

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

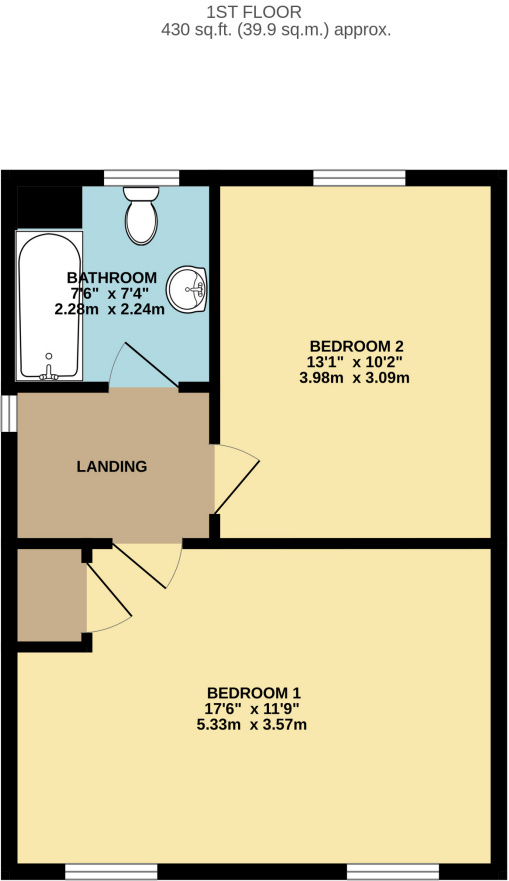
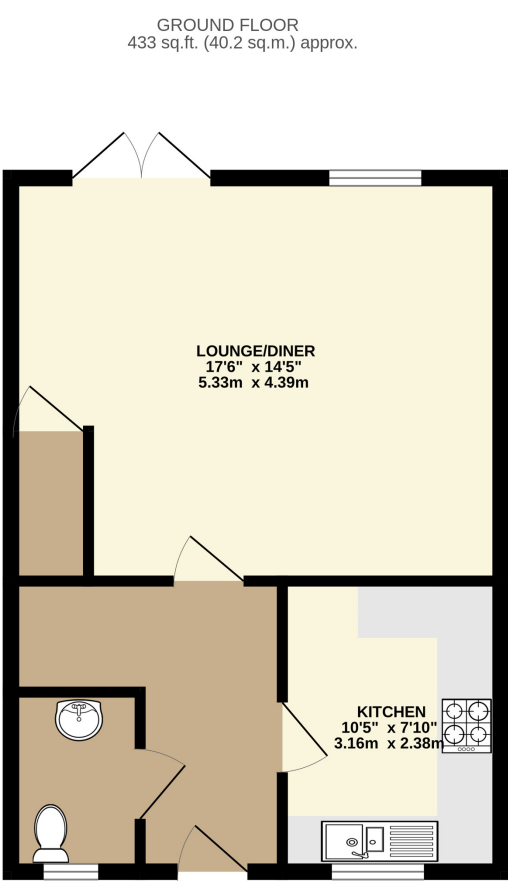


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 863 sq.ft. (80.1 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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Property Description

Ground Floor

Entrance Hall

Downstairs W/C

Lounge/Diner

17' 6" x 14' 5" (5.33m x 4.39m)

Kitchen

10' 5" x 7' 10" (3.17m x 2.39m)

First Floor

Landing

Bedroom One

17' 7" x 12' 1" (5.36m x 3.68m)

Bedroom Two

13' 1" x 10' 2" (3.99m x 3.10m)

Bathroom

7' 6" x 7' 4" (2.29m x 2.24m)

Outside

Front Garden

Rear Garden

Allocated Parking

Two allocated parking spaces towards the rear of the garden

Council Tax Band

D

