



17 Coleridge Close, Twyford, Reading, Berkshire. RG10 0XL.
£369,950

- *No Onward Chain*
- Two Bedroom End of Terraced Property
- Quiet Cul-de-sac Location
- Off-Street Parking
- Popular Location
- Short Distance To Twyford Station
- Potential to Extend (STPP)
- Walking Distance to Colleton Primary School

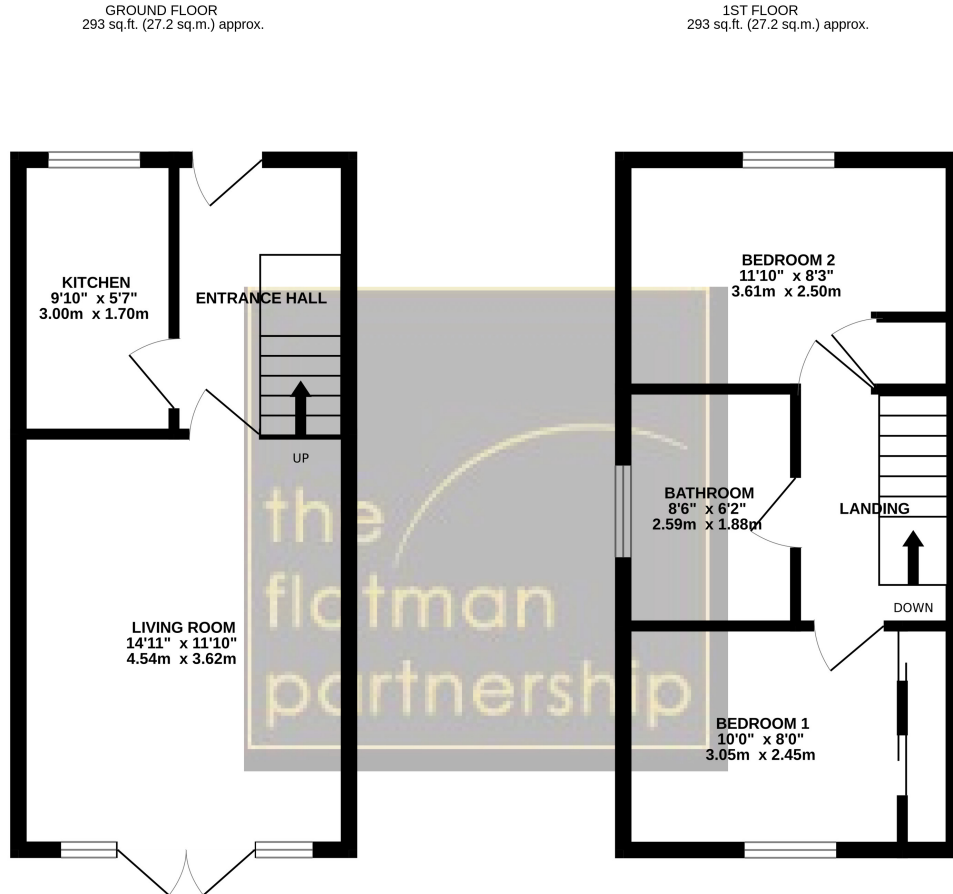
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The Flatman Partnership offers with NO ONWARD CHAIN, this two-bedroom home within the popular Broad Hinton development within a QUIET-CUL-DE-SAC.

Located a mile from TWYFORD STATION, and a number of good PRIMARY AND SECONDARY SCHOOLS, including The Colleton Primary School. The property offers the POTENTIAL TO EXTEND (STPP) and benefits from OFF-STREET PARKING at the front of the property.

Viewings are highly recommended.



TOTAL FLOOR AREA : 586 sq.ft. (54.5 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			
(92-100)	A		88
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

