1 Otter Court, Reading, Berkshire. RG2 8SR.

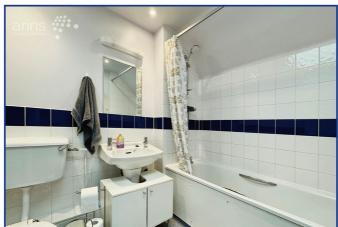


3 Maiden Lane Centre Berkshire Reading RG6 3HD Tel: 0118 926 8260 www.arins.co.uk















1 Otter Court, Reading, Berkshire. RG2 8SR.

Discover this charming and unique DETACHED one-bedroom home located in a modern cul-de-sac just south of Reading Town Centre. This property is perfect for first-time buyers or investors, offering excellent access to M4 Junction 11, Green Park, and convenient bus links to Reading Town Centre and Station. The ground floor features a welcoming hallway, complete with a rare-tofind downstairs toilet for a one-bedroom home, a spacious living room with French doors opening to the private rear garden, and a separate, modernn kitchen. Upstairs, you'll find a bright landing enhanced by a skylight, a generously sized master bedroom with fitted wardrobes, and a family bathroom. Outside, the property boasts a private garden with side access, leading to driveway parking. This is a unique opportunity to own a detached property with no onward chain complications.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



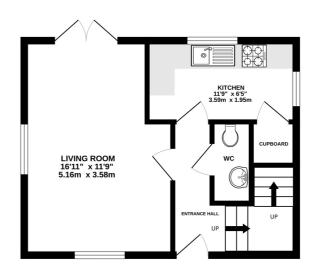


£260,000 Freehold

- NO ONWARD CHAIN
- Detached one-bedroom home
- Ground floor WC
- Living room & separate kitchen
- Bright landing
- Large master bedroom with fitted wardrobes
- Private garden with side access
- Off road parking



GROUND FLOOR 363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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. Made with Metropix 62024



Property Description

Ground Floor	Outside		
Entrance Hall	Rear Garden		
WC	Driveway		
Living Room	Council Tax Band		
5.16m x 3.58m (16' 11" x 11' 9")	С		
	Energy Efficiency Rating Current Vary energy efficient - lower running costs (22) A		
3.59m x 1.95m (11' 9" x 6' 5") First Floor	(81-97) B (09-90) C (55-69) D		
	(38-54) E (28-38) F		

Landing

Bedroom One

Bathroom

Energy Efficiency Rat	ting		
		Current	Potenti
Very energy efficient - lower running	costs		1
(92+) A			
(81-91)			87
(69-80)		70	
(55-68)			
(39-54)	Ē		
(21-38)	F		
(1-20)	(3	
Not energy efficient - higher running co	osts		

1ST FLOOR 344 sq.ft. (32.0 sq.m.) approx.

