

## 26, Ilfracombe Way Reading RG6 3AQ




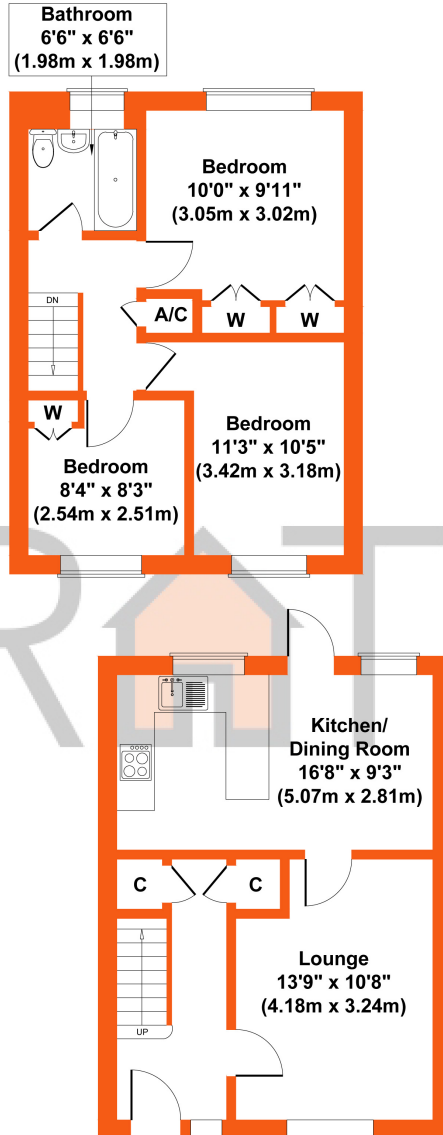
A spacious Freehold terrace home in a quiet location in Lower Earley. The property is offered for sale with vacant possession and features an entrance hall, living room and kitchen/dining room opening out onto the rear garden. Up stairs there are three good sized bedrooms and a white bathroom suite with thermostatic power shower. There is a garage with loft storage area and a allocated parking space. No chain, historic photos. For more detailed material property information please click on the various brochure links.

£385,000 Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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 

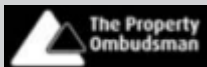


Approx. Gross Internal Floor Area 779 sq. ft. (72.4 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2024



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.