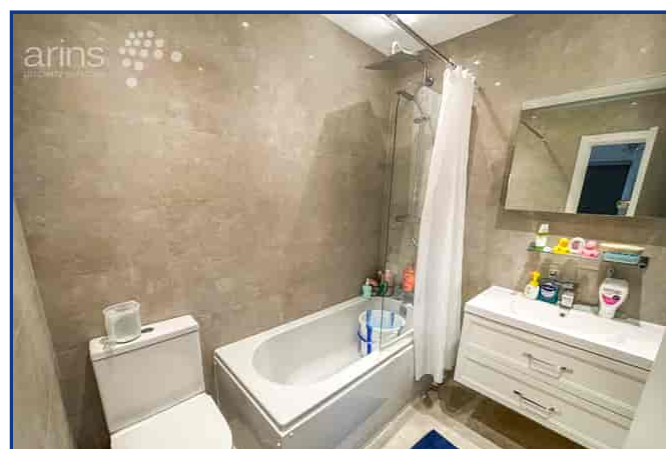
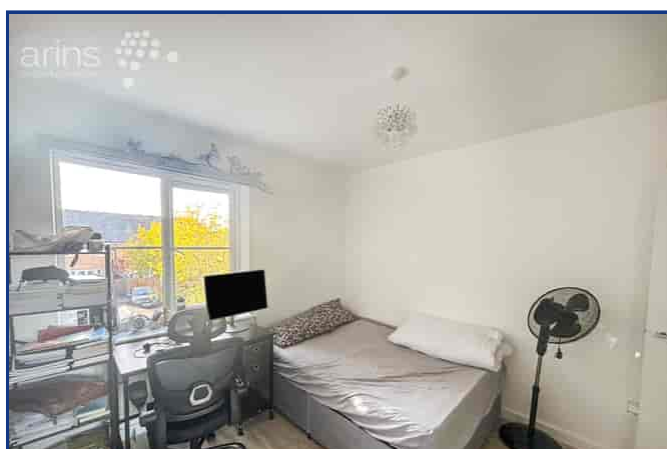
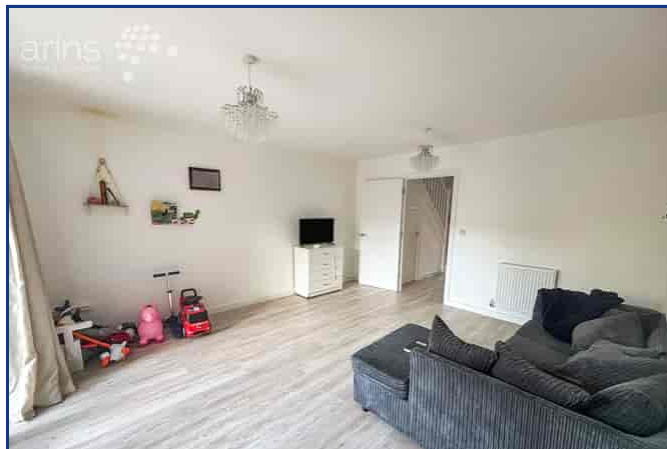


12 Havergate Way, Reading, Berkshire. RG2 0GW.



3 Maiden Lane Centre
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£375,000 Freehold

Arins Property Services are pleased to offer for sale this well maintained two bedroom middle terrace house situated in the popular Kennet Island development just a couple of miles to the south of Reading. "Kennet Island is a modern residential area of Reading, completed in 2020 by Berkeley Homes. Kennet Island is made up of over 1300 private homes, apartment buildings, communal and retail spaces including a Central Piazza retail and community space, a private hospital and Hilton Hotel." The accommodation comprises hall, living room, kitchen, cloakroom, master bedroom with en suite shower room bedroom two and family bathroom. Outside is allocated parking, small front garden and a private garden laid with a patio area. The location is fabulous as Reading town centre is within walking distance. Local shopping facilities are a short distance away including a Morrisons, Aldi and a Lidl. For the commuter the M4 motorway is only a five minute drive away. For buyers with children both primary and secondary schools are within easy reach. We feel this home could suite a first time buyer, small family or investment buyer. Internal viewing highly recommended.

- Close to town centre
- No onward chain
- Allocated parking
- Modern fitted kitchen
- Double glazing
- Good size easy to maintain rear garden
- Ideal location for commuter
- Good first time purchase
- ideal investment opportunity
- good decorative order and new flooring throughout except the shower room

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.

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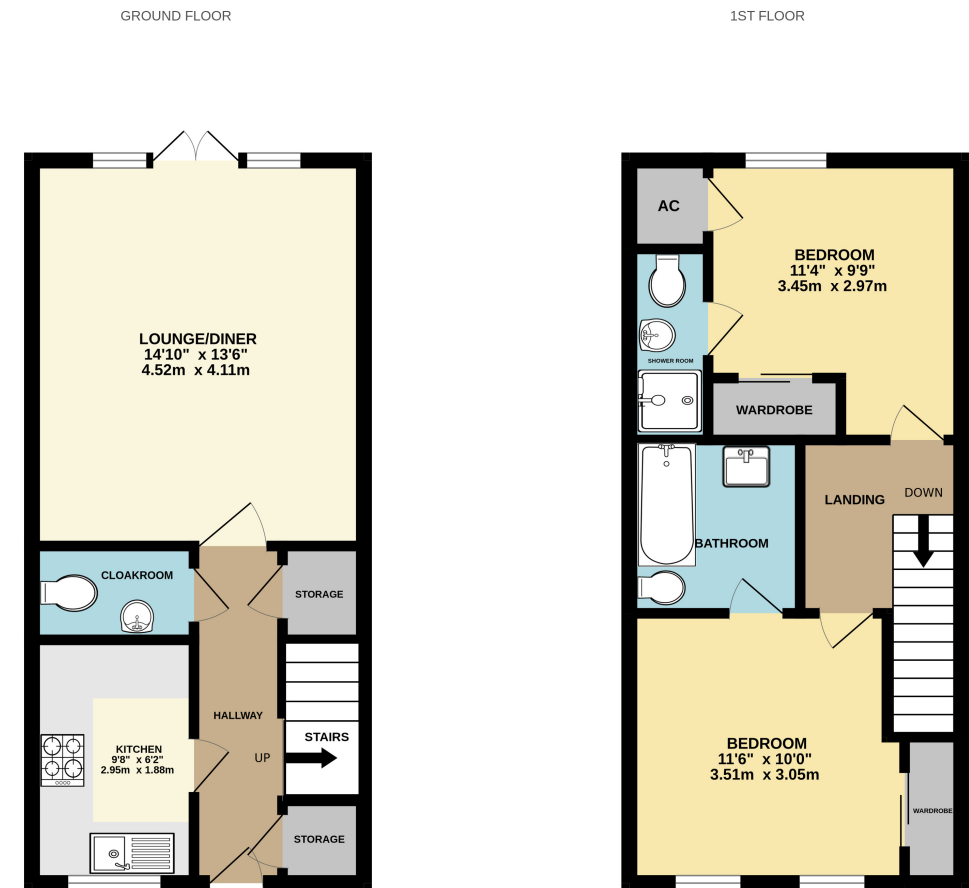
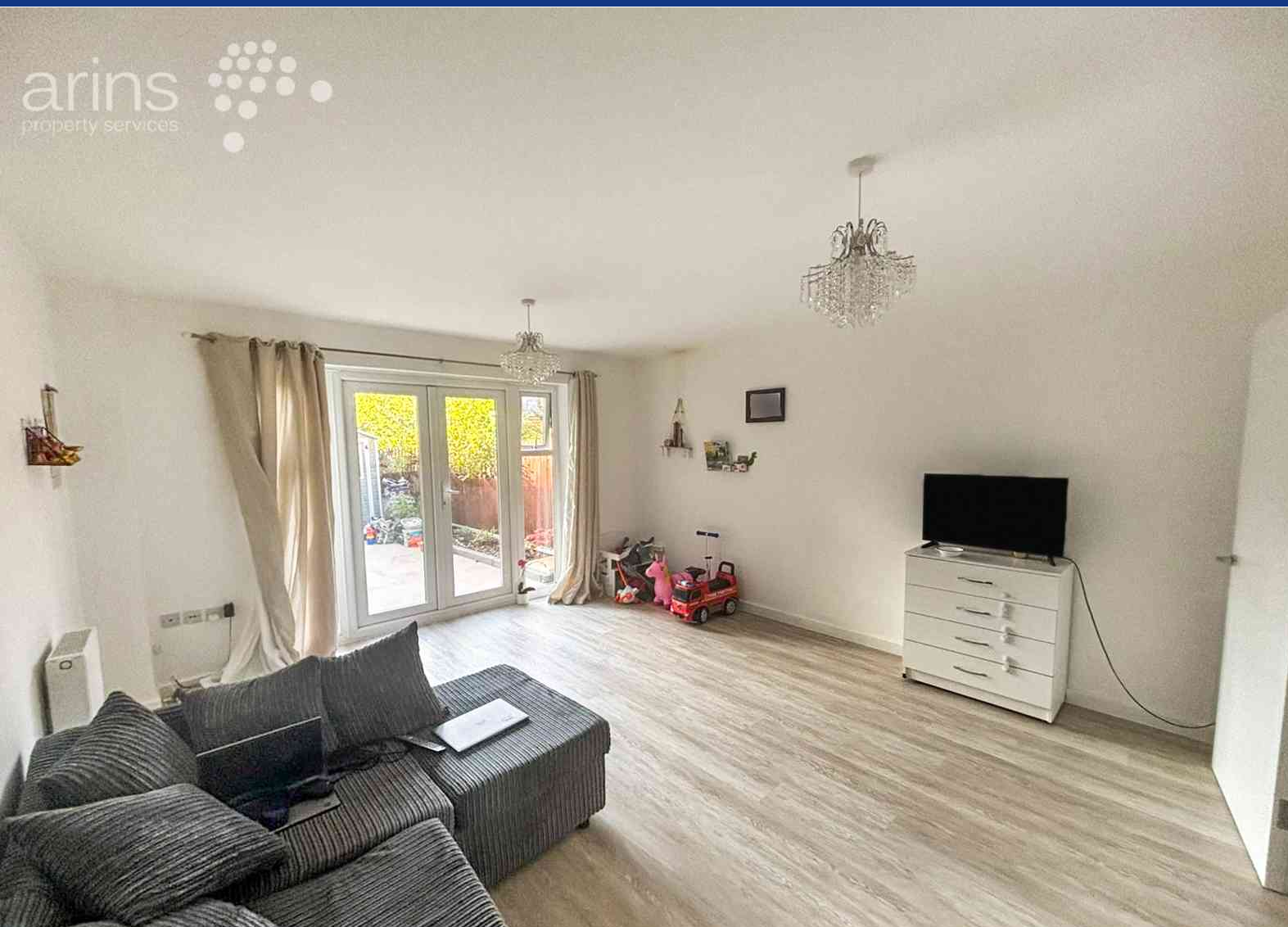


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Hall

Cloakroom

Living room

4.11m x 4.52m (13' 6" x 14' 10")

Kitchen

1.88m x 2.95m (6' 2" x 9' 8")

FIRST FLOOR

Landing

Master bedroom

2.97m x 3.45m (9' 9" x 11' 4")

En Suite shower room

Bedroom two

3.05m x 3.51m (10' 0" x 11' 6")

Bathroom

OUTSIDE

Small front garden and parking space

Rear garden

Council Tax Band

D

