



**Whitley Wood Road  
Reading  
Berkshire  
RG2**

**Offers in Excess of £328,000**

**bettermove**

# Whitley Wood Road

## Reading

Bettermove are proud to present this 2 bedroom end of terrace house in Reading, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with on street parking available.

The council tax band is C.

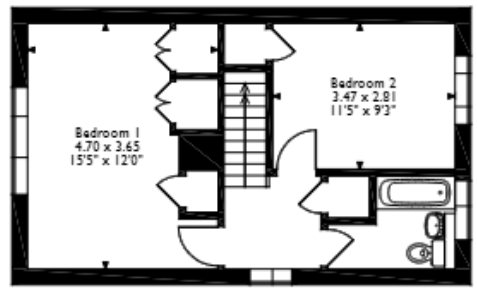
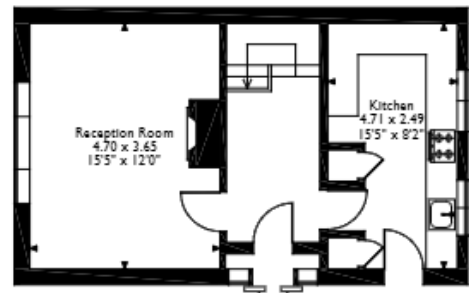
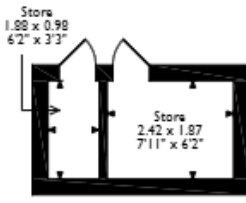
The interior of this well presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of two double bedrooms and the family bathroom. The exterior boasts a separate outbuilding, front garden, mainly laid to lawn, and a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Reading, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Reading Green Park Railway Station, a variety of local bus routes, and quick access to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Whitley Wood Road, Reading  
 Approximate Gross Internal Area  
 Main House = 76 Sq M/818 Sq Ft  
 Outbuilding = 7 Sq M/75 Sq Ft  
 Total = 83 Sq M/893 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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