

## 5, Wessex Gardens Reading RG10 0BA



A rarely available detached bungalow with 991 sq ft of space within a short walk of Twyford Station and The Colleton Primary School. Offered for sale with no onward chain, the accommodation comprises: Entrance hall with useful access to the integral garage, practical 20 x 15 ft living/dining room, modern kitchen, two good sized double bedrooms and a handy bedroom three/study all served by a modern family bathroom. The property features gas central heating, double glazed windows and an EPC - D reading. There is a manageable south, southeast facing rear garden and at the front driveway parking and an open plan area of lawn. For more detailed material property information please click on the various brochure links.

£525,000 Freehold

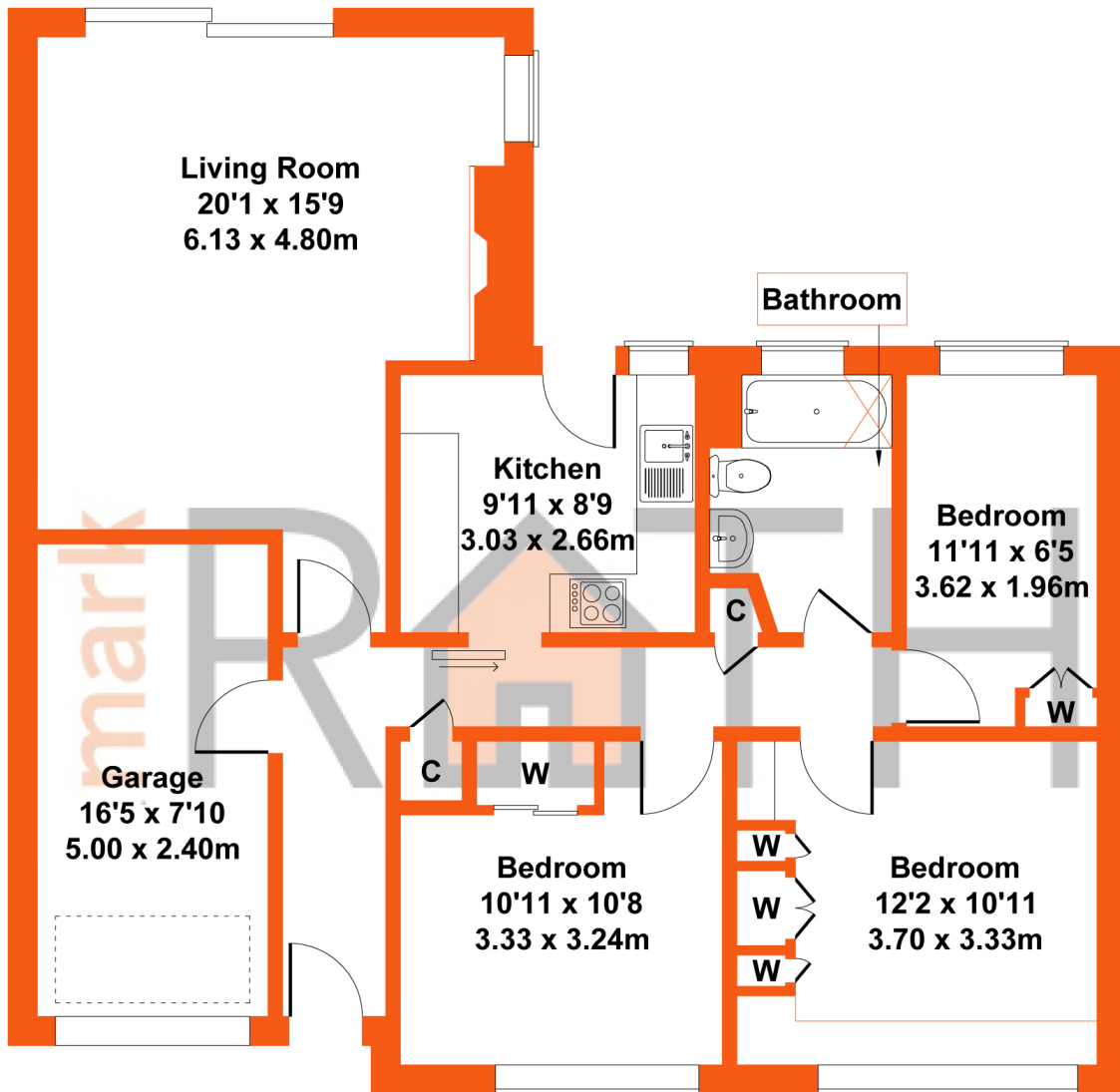








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

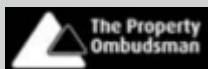


**Approx. Gross Internal Floor Area 991 sq. ft. (92.1 sq. m.)**

**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 2025**



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.