

**QUEENS COTTAGES, READING, RG1 4BE  
OFFERS IN EXCESS OF £350,000 FREEHOLD**

**A RARELY AVAILABLE TWO BEDROOM END  
OF TERRACE COTTAGE SITUATED IN THIS  
PRIME LOCATION**

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## DESCRIPTION:

This well presented two bedroom Victorian end of terrace cottage is offered to the market with no onward chain. Ideally located by the Kennet & Avon Canal in this sought after no through road a short walk to Reading Station with its direct links to Paddington in just over 20 minutes and just two streets away from the Oracle shopping and entertainment complex. Living accommodation comprises, a sitting room, a contemporary open plan kitchen/dining room on the ground floor and two double bedrooms and a stylish modern bathroom on the first floor. To the rear of the property there is a secluded rear garden and there is parking for residents to the front. This superb home would make an excellent first time or investment purchase.

## AT A GLANCE

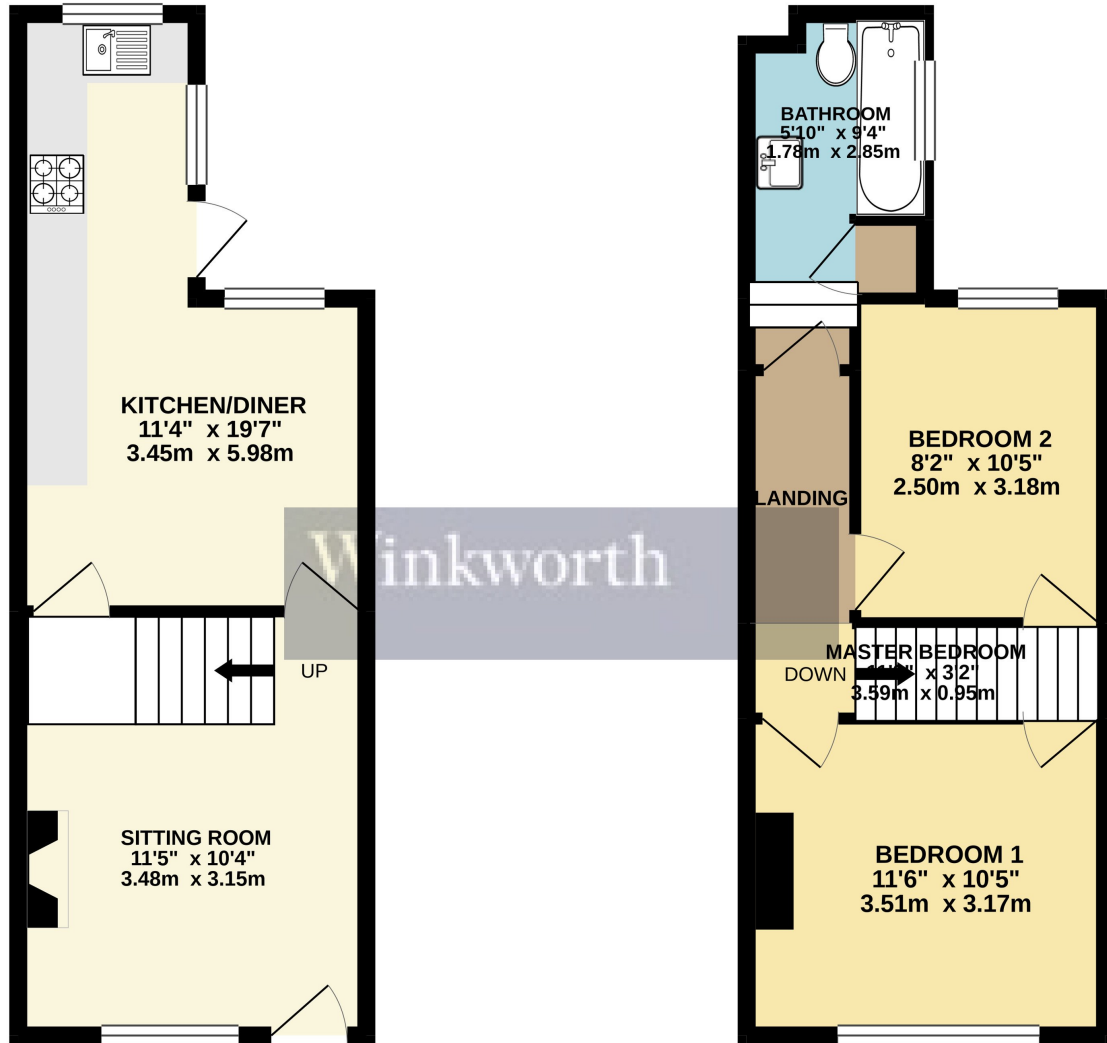
- No Onward Chain
- Sought After Location
- Two Double Bedrooms
- Modern Re-Fitted Bathroom
- Sitting Room
- Kitchen/Dining Room
- Fully Boarded Large Loft Space
- Garden
- Residents Parking





GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

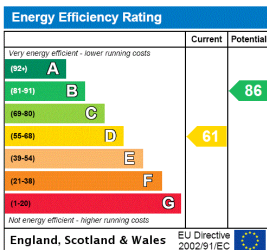
1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 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.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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