



YEW LANE, BERKSHIRE, RG1 6DA
£1,300 PER MONTH UNFURNISHED

**THREE BEDROOM END OF TERRACE BARN
CONVERSION HOUSE. AVAILABLE 24TH JULY.**

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

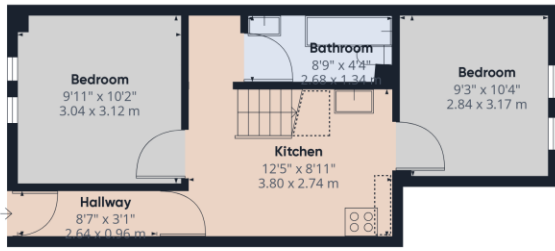
Three bedroom end of terraced 17th Century barn conversion home within the popular Coley Park Farm development. The property comprises kitchen, two double bedrooms and a three piece bathroom on the ground floor. A large reception room occupies the first floor and a third double bedroom is located on the second floor. Additional benefits include features such as the original wood beams, fireplace, off road parking and use of stunning communal gardens. Available 24th July 2024. Unfurnished.

AT A GLANCE

- Three bedroom end of terrace
- Use of communal gardens
- Original features
- Council tax band D
- Driveway
- Available 24th July
- Unfurnished



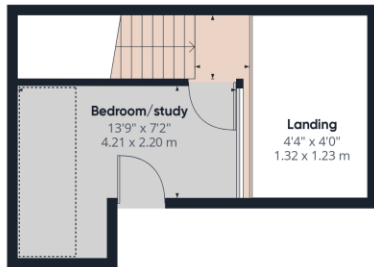




Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾
845.13 ft²
78.51 m²

Reduced headroom
71.89 ft²
6.68 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

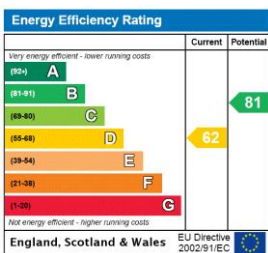
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £1,500.00

Holding Deposit: £300.00

Council Tax Band: D

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.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.