



WILSON ROAD, READING, RG30
GUIDE PRICE **£350,000** FREEHOLD

A CONTEMPORARY THREE BEDROOM END OF TERRACE HOME WITH OFF ROAD PARKING AND GARDEN

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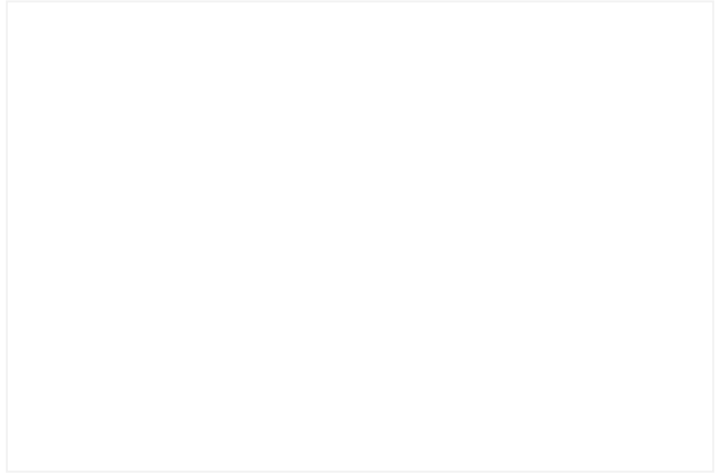
DESCRIPTION:

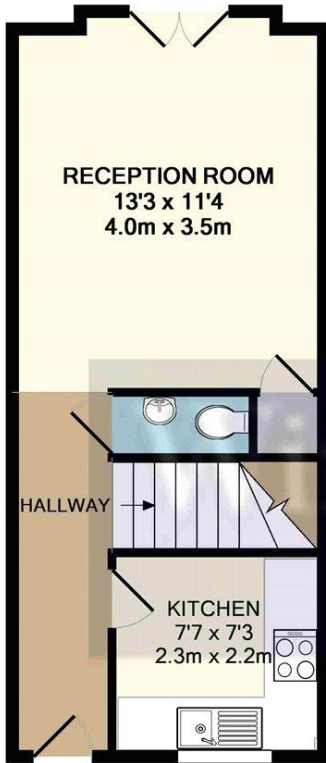
Built in 2018 Factory Place is development of just three eco-friendly homes in this convenient location a mile from Reading Town Centre and close to an excellent selection of local amenities and transport links and under 100 metres from the excellent Wilson Primary school. Finished to a high specification throughout and economical to run with an air sourced heat pump system providing an economic and eco-friendly solution powering the underfloor heating on the ground floor and radiators in the bedrooms. Living accommodation is set over three floors with a generously proportioned lounge/diner with contemporary tiled flooring, a modern fitted kitchen and wc on the ground floor. On the first floor there are two bedrooms and a family bathroom and the top floor has a bedroom with built in wardrobes and a shower room. The property further benefits from an off road parking space to the front and a private rear garden. This unique home would suit a young family, first time buyers or make a great investment and is for sale with no chain complications.

AT A GLANCE

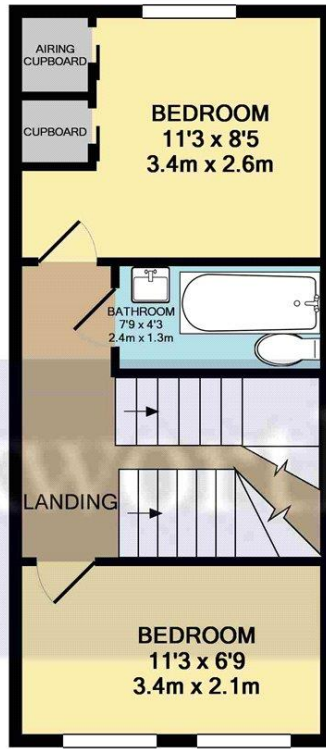
- Three Bedroom End of Terrace House
- 1 Mile From Reading Town Centre
- Built to a High Specification in 2018
- Economic Air Sourced Heat Pump Heating System
- Underfloor Heating
- Two Bathrooms and Ground Floor WC
- Off Road Parking Space
- No Chain
- Council Tax Band C



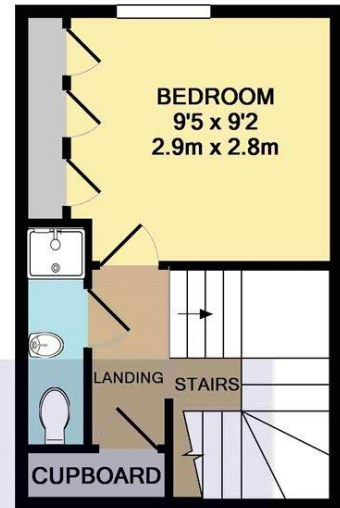




GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

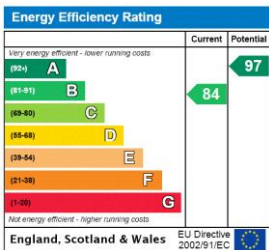


2ND FLOOR
APPROX. FLOOR
AREA 214 SQ.FT.
(19.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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