



*Village Properties*

**12 Appleford Road**  
Reading, RG30 3NX

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Guide price £325,000 Freehold

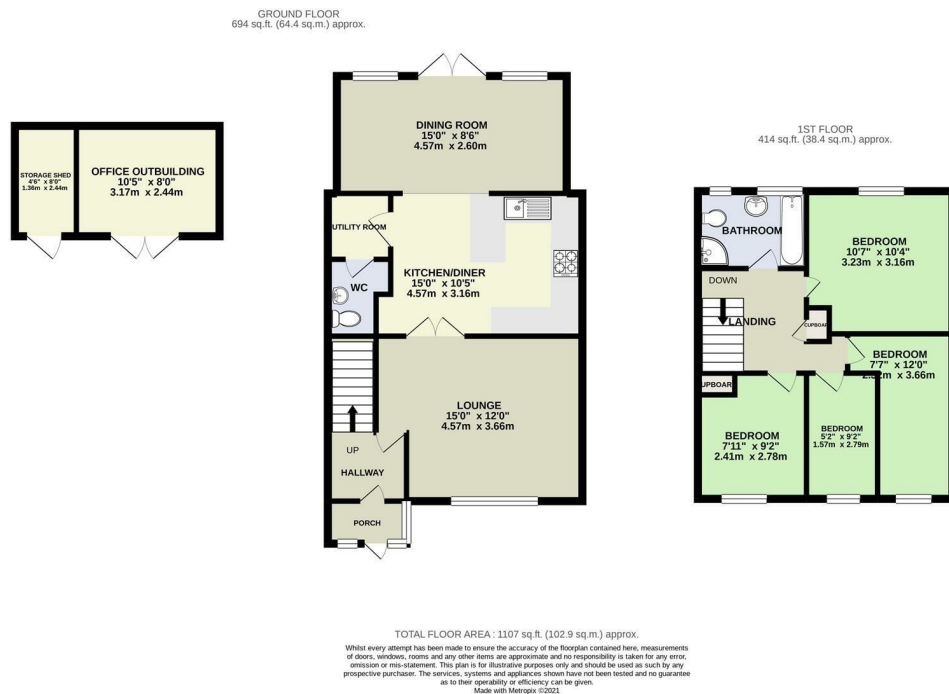


*VillageProperties.co.uk*

# 12 Appleford Road

## DESCRIPTION:

VP - Presented to the market is this extended four bedroom terrace house with off road parking with a garage in block and in stunning condition. The property comprises entrance porch and hallway, living room, open plan kitchen/dining room, separate utility and WC. On the first floor there are four bedrooms and a refitted four piece bathroom suite. The rear garden has a patio/lawn area and a modern office outbuilding with power and lighting. There is also a storage shed for bikes. This is a must see property.



## SUMMARY OF ACCOMMODATION:

- REFURBISHED THROUGHOUT
- NEW BOILER & ELECTRICS
- OFF ROAD PARKING
- GARAGE IN BLOCK
- EXTENDED
- FOUR BEDROOMS
- OFFICE OUTBUILDING

## ADDITIONAL INFO:

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

## VIEWING STRICTLY BY APPOINTMENT:

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