



91 Audley Street  
Reading, RG30 1BS



Offers in excess of £325,000 Freehold

*VillageProperties.co.uk*

# 91 Audley Street

## DESCRIPTION:

VP - This property will remain available for viewings until Sunday 13th June 2021, thereafter any interested party will need to submit their best and final offer in writing no later than 10am on Monday 14th June 2021.

360 VIRTUAL TOUR. Presented to the market with no onward chain is this three bedroom bay fronted end of terrace house, with side access into the rear garden and excellent condition throughout. The property comprises entrance hallway, added downstairs WC, bay fronted living room, dining room with double doors leading to the garden and a refitted kitchen with built in appliances. On the first floor there are three generous size bedrooms and a refitted bathroom suite. The rear garden is southerly facing, enclosed by panel fencing, with a patio/lawn area and side access gate back to the front of the property.

Overall this property has been refurbished throughout in 2020, main benefits include kitchen with built in fridge/freezer, washing machine, oven/hob, new carpets, new tiling, new bathroom and painted throughout. This property would be suitable for any buyer looking to move straight in with no works required.

Reading West station is 0.4 miles away, 24h Tesco Extra supermarket is approx 5 minutes walk and Rivermead Leisure complex is only 0.8 miles away which has a gym/swimming pool and indoor courts.

## SUMMARY OF ACCOMMODATION:

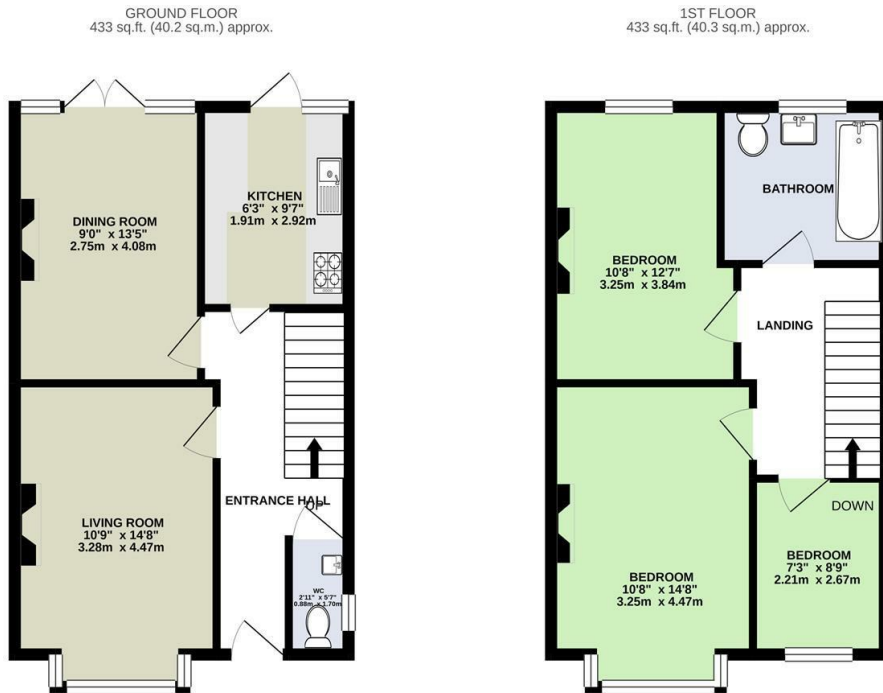
- NO ONWARD CHAIN
- END OF TERRACE
- SIDE ACCESS TO THE GARDEN
- REFURBISHED THROUGHOUT
- DOWNSTAIRS WC
- 0.4 MILES TO READING WEST

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk

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



TOTAL FLOOR AREA: 866 sq.ft. (80.5 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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Reading  
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