

Vp

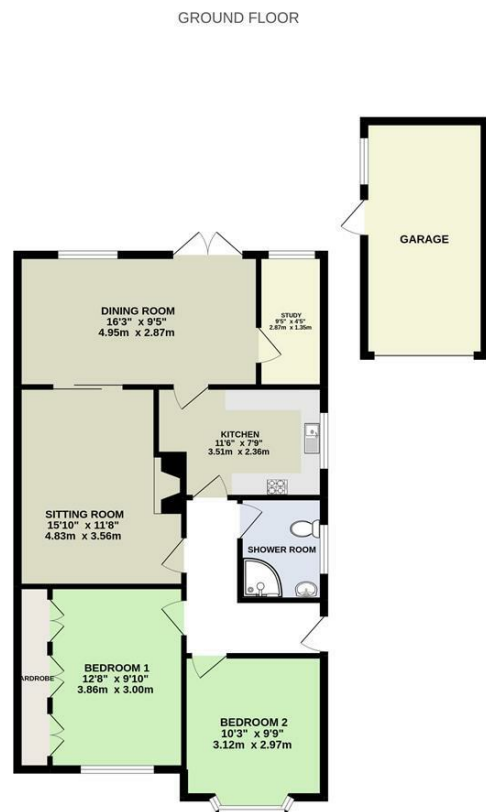


108 Winton Road  
Reading, RG2 8HL

Offers in excess of £370,000 Freehold

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# 108 Winton Road



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this extended two bedroom semi detached bungalow with off road parking and a garage. The property comprises two double bedrooms, sitting room, refitted shower room, kitchen, study and dining room. The rear garden is enclosed and has direct access to the garage.

The property is within easy reach to local amenities, restaurants and there are regular buses into Reading Town centre. The M4 Junction 10 and 11 are just a short drive giving easy access into London or the West country

Council Tax Band - C (Reading)

## SUMMARY OF ACCOMMODATION:

- BUNGALOW
- OFF ROAD PARKING
- REFITTED SHOWER ROOM
- TWO DOUBLE BEDROOMS
- GARAGE
- EXTENDED

## ADDITIONAL INFO:

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	

## VIEWING STRICTLY BY APPOINTMENT:

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