



8 Appleby End
Reading, RG30 2NR

Offers in excess of £375,000 Freehold



DESCRIPTION

VP - Presented to the market is this delightful three bedroom terraced house ideal families and professionals alike.

The property comprises entrance hallway, living/dining room, perfect for entertaining guests or enjoying family time. The fitted kitchen is both functional and inviting, making meal preparation a pleasure. On the first floor there are three generous size bedrooms and a refitted bathroom suite.

One of the standout features of this property is the direct access to the garage from within the house, providing added convenience for storage or parking.

Outside, the property boasts off-road parking, ensuring that you and your guests will never struggle to find a space. The location is particularly advantageous, with easy access to bus routes, local amenities, parks, and schools, making it ideal for families and commuters.

This terraced house in Appleby End is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community. Do not miss the chance to make this lovely property your own.

Council tax band - C

- SUMMARY OF ACCOMMODATION**
- THREE BEDROOMS
 - OFF ROAD PARKING
 - 360 VIRTUAL TOUR
 - GARDEN WITH REAR ACCESS
 - CUL DE SAC LOCATION
 - REFITTED BATHROOM
 - WINDOWS UPDATED IN 2020
 - GARAGE

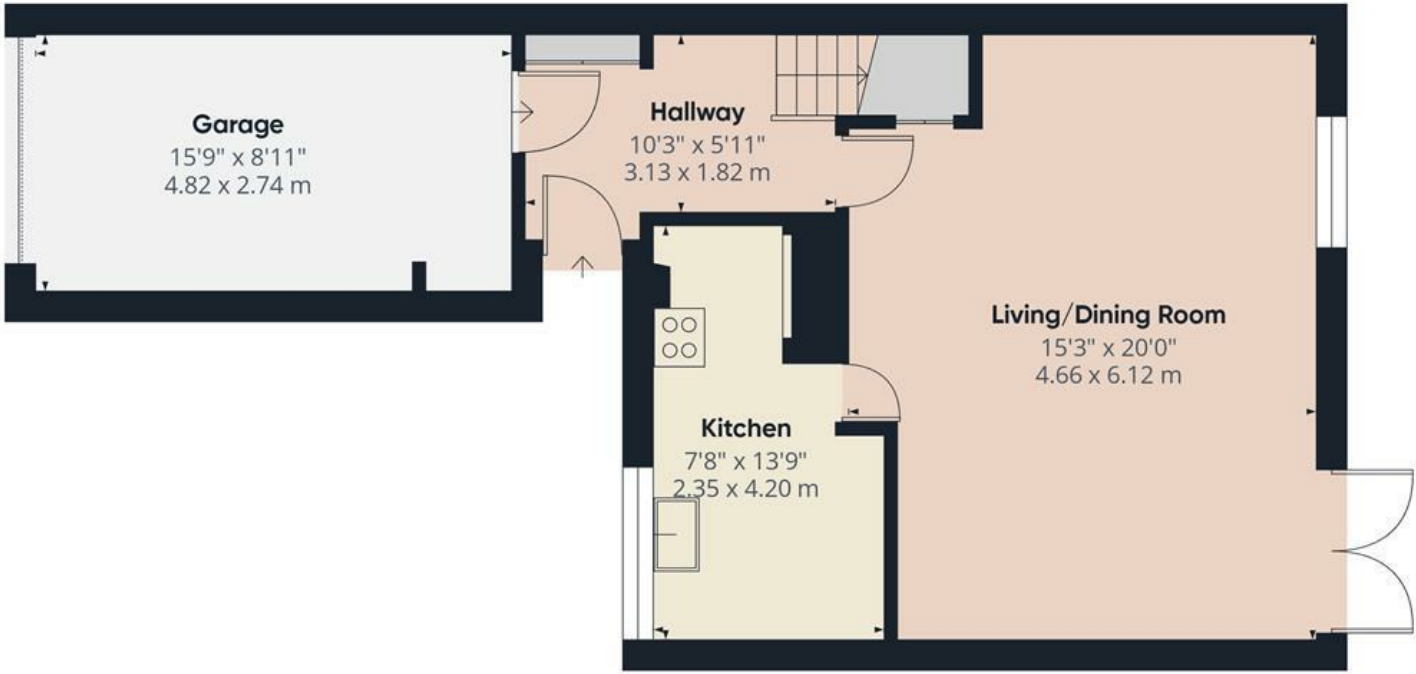
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1014 ft²
94.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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