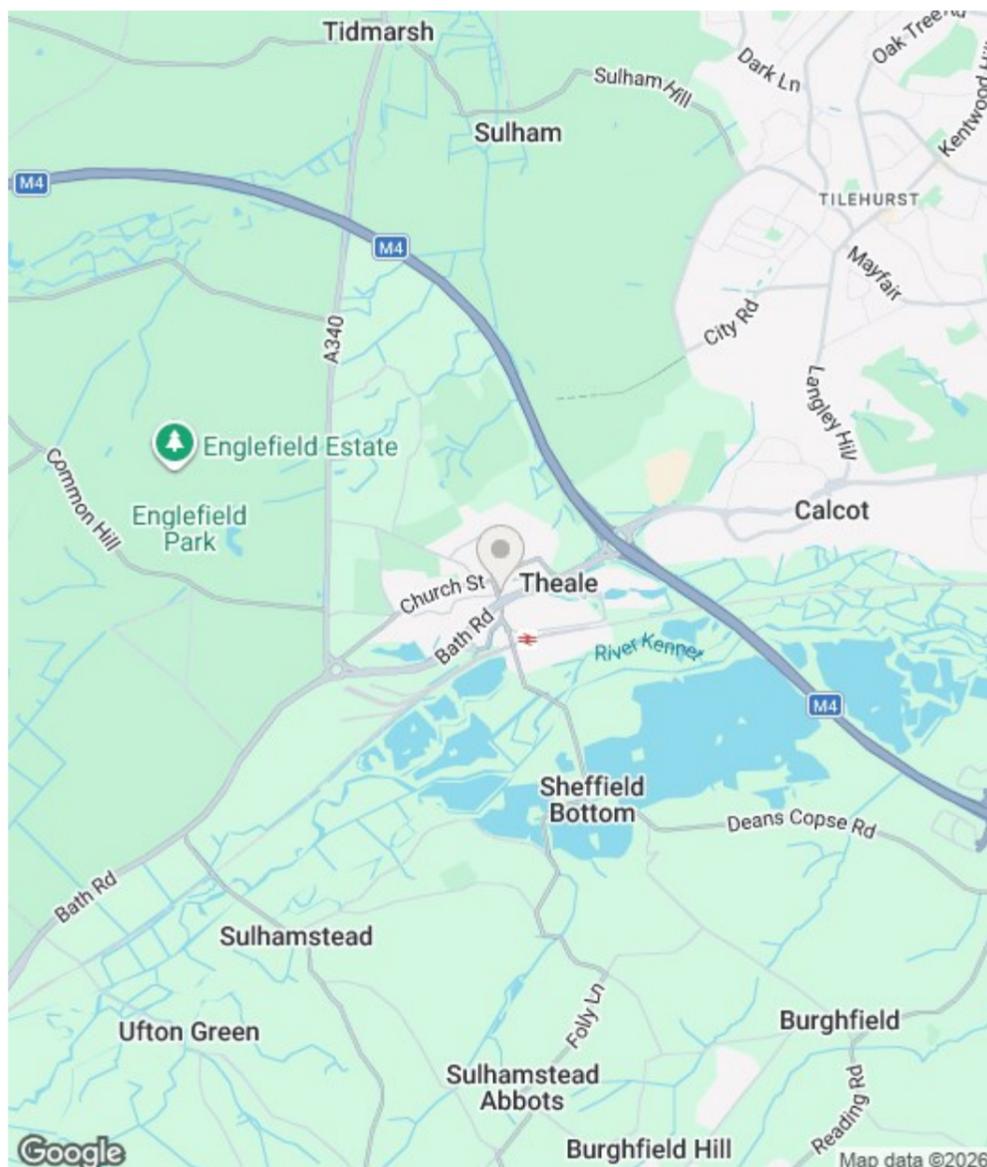




9 Station Road

Theale, RG7 4AA

Offers in excess of £535,000 Freehold



DESCRIPTION

VP - 360 VIRTUAL TOUR.

Presented to the market is this three bedroom semi detached period property located in the heart of Theale village and within walking distance to Theale train station, amenities, parks and schools.

The accommodation comprises bay fronted living room, kitchen/breakfast room, sun room, separate dining room and a WC. On the first floor there are three generous size bedrooms and a bathroom suite.

Externally there is off road parking for three cars, side access gate leading to the rear garden. The garden is circa 80ft in length with a patio/lawn area and an impressive bar/gym outbuilding with side storage.

Council tax band - D

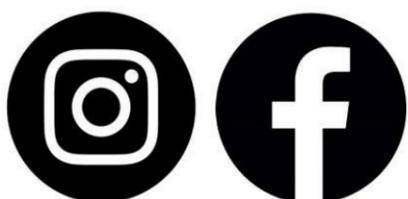
SUMMARY OF ACCOMMODATION

- THREE DOUBLE BEDROOMS
- SEMI DETACHED
- REWIRED
- NEW HEATING SYSTEM
- GYM/BAR OUTBUILDING
- DOWNSTAIRS WC
- OFF ROAD PARKING
- WALKING DISTANCE TO TRAIN STATION
- 360 VIRTUAL TOUR
- SUN ROOM

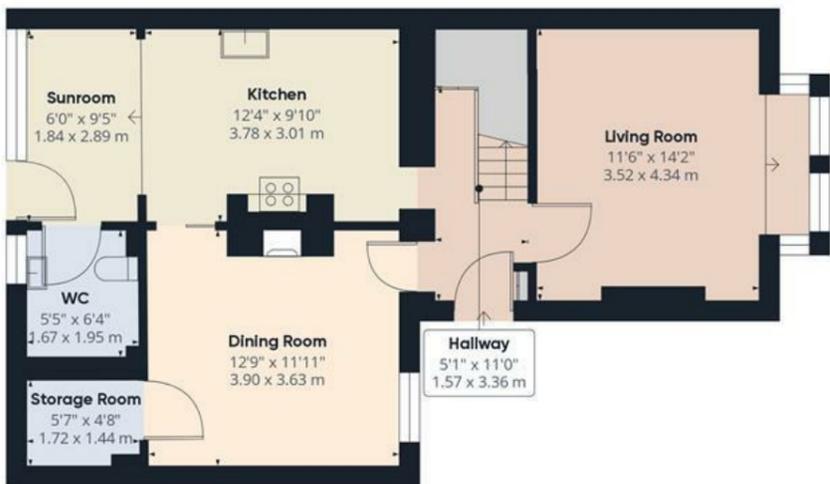
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area[†]

1543.01 ft²

143.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360