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Martin & Pole

Established 1846

ESTATE AGENTS



103 Liverpool Road, Reading, RG1 3PN - Price £250,000
Ideal first time buy or investment property

3 bedrooms (2+1), living room, dining room, kitchen, bathroom, double glazing, gas radiator central heating, rear gardens



Easy access to Thames Valley Business Park, A329M, M4, A4 and Reading town centre. A 2+1 bedroom Victorian terraced house improved in recent years.

ACCOMMODATION:

The accommodation briefly comprises (all dimensions are approximate):

On the ground floor:

Wooden front door to:

Entrance Hall: radiator, pine floor.

Living Room: front aspect Upvc double glazed window, radiator, TV and telephone point, pine floor.

Dining Room: rear aspect Upvc double glazed French doors, TV point, under stairs storage cupboard, radiator, pine floor.

Kitchen: side aspect Upvc double glazed window, range of white eye and base level units with light oak wood effect work surfaces and tiled splash backs, stainless steel sink with mixer tap, washing machine, built-in electric single oven with gas hob and extractor above, integrated fridge/freezer and dishwasher, plinth fan heater, ceramic tiled floor, half glazed pine door to:

Services Area: housing wall mounted gas boiler and hot water tank, ceramic tiled floor.

Bathroom: rear aspect Upvc double glazed window with opaque glass, white suite comprising panelled bath with chrome taps and shower over, tiled surround, shower curtain, pedestal wash hand basin, low level W.C., ladder style radiator, extractor fan, ceramic tiled floor, under floor heating.



For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

On the first floor:

Landing: access to loft

Bedroom 1: front aspect Upvc double glazed window, built-in cupboard with hanging rail and shelf above, radiator.

Bedroom 2: rear aspect Upvc double glazed window, built-in cupboard with hanging rail and shelf above, radiator.

Bedroom 3/Dressing Room/ Study: off bedroom 2, rear aspect Upvc double glazed window, radiator.

Outside:

Rear: garden enclosed by wood fencing, mainly laid to lawn with flower and shrub borders, garden shed.

EER: D67

Council Tax: B

Floor Area (from EPC): 70 m² (753 ft²)

IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas. 2/12/2020 3:30 PM

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APPROX. GROSS INTERNAL FLOOR AREA 744 SQ FT / 69.12 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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