



RICS

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Martin & Pole

Established 1846

ESTATE AGENTS



94 Hatherley Road, Reading, RG1 5QE

Price £335,000 Freehold

94 Hatherley Rd Reading RG1 5QE



- ✓ Close to the University
- ✓ Close to Royal Berkshire Hospital
- ✓ Local shops near by
- ✓ Regular bus services to town
- ✓ Beautifully presented throughout
- ✓ Re-fitted kitchen and bathroom
- ✓ Gas radiator and central heating
- ✓ Side access to the rear gardens
- ✓ Large garden storage shed

- 2 double bedrooms
- First floor bathroom
- Open plan reception rooms
- Kitchen with breakfast area

EER: E42

Council Tax: C

Approx. 94 sq m

N.B. Photos from September 2017





The property is an attractive bay fronted Victorian end of terrace home in Reading's University area, close to the Royal Berkshire Hospital. It is currently let under an assured shorthold tenancy* but prior to this was occupied by the owner who lived there happily for some years. The existing tenancy ends early March 2021 but vacant possession may be available earlier by negotiation.

VIEWINGS: Strictly by appointment with the Vendors sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. Viewings are subject to pre-registration and our viewing policy which will be provided upon application.

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.



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

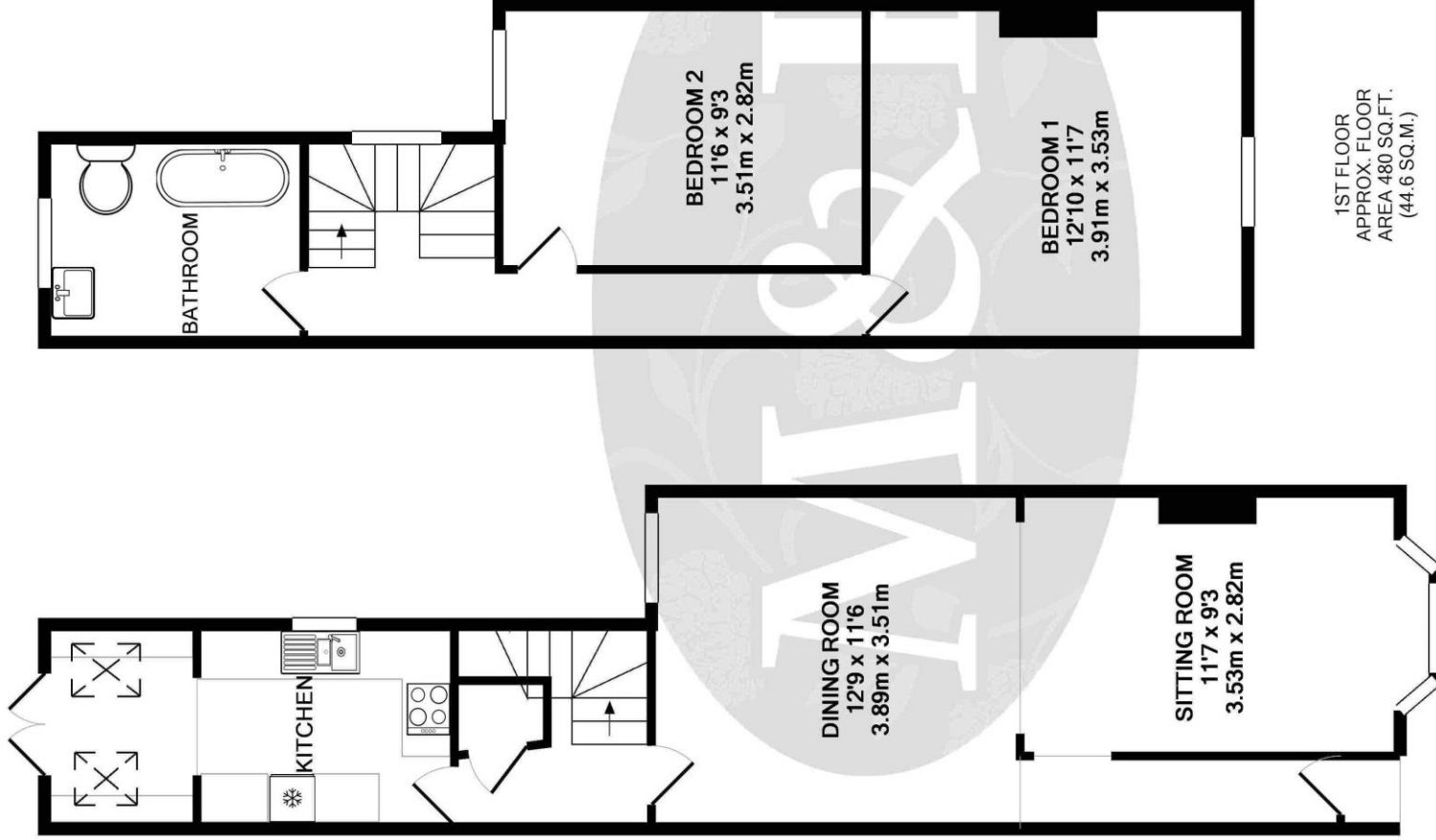
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TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.9 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Should a dispute arise, the diagram is approximate and relates to all parts of the diagram.

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