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Martin & Pole

Established 1846

ESTATE AGENTS

103 Headley Road Woodley Reading RG5 4JD

Price £230,000 Freehold



## 103 Headley Road Woodley Reading RG5 4JD



**INVESTORS ONLY** – One of a pair of older style semi-detached cottages, currently let and conveniently set in the centre of Woodley, close to the precinct and regular bus services.

**Two bedrooms, bathroom, sitting room, kitchen/breakfast room, gardens, parking space, gas radiator central heating, double glazing. EER:E49, Council Tax Band C**

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The property is being sold subject to a statutory periodic tenancy – vacant possession will not be offered. The current monthly rent is £790pcm.

The property has been let continuously for many years.

Woodley is well located to the east of Reading, and is close to the A4, A3290/M and M4 motorway network.

Reading town centre has a Railway Station with fast services to Paddington as well as services to Waterloo which run through the Earley and Winnersh Triangle Railway Stations.

The nearest junction of the M4 is junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

Viewings: Please register your interest with Martin & Pole and we shall then let you know when the properties are available for viewing.

EER: E49

For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



Total area: approx. 61.6 sq. metres (662.5 sq. feet)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, 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. Square footage is approximate and relates to all parts of the diagram.

Plan produced using PlanUp.

**IMPORTANT NOTICE RELATING TO THIS PROPERTY:** We have endeavoured diligently 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 whatever 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. 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.

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