davis tate

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15 SUNDERLAND CLOSE, WOODLEY, READING, BERKSHIRE, RG5 4XR



- **Two Bedroom End Terrace**
- **Cul-de Sac Location**
- **Off Road Parking**
- **South Facing Garden**
- **No Onward Chain**
- **EPC Rating C**

Asking Price £350,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE WOODLEY BRANCH ON 0118 969 3969

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PROPERTY DESCRIPTION

A two-bedroom end-of-terrace home, offered for sale with no onward chain. Situated in a quiet, no-through-traffic location on the ever-popular Woodley Aerodrome, the property is ideally positioned just moments from Sandford Park.

The accommodation comprises a comfortable lounge, kitchen and bathroom, with two bedrooms upstairs. Outside, the property benefits from a South-facing rear garden with side gate access, along with off-road parking.

EPC Rating C.

ACCOMMODATION

Entrance Hall: Lounge: Kitchen/Breakfast Room with Door to Garden: First Floor: Two Bedrooms: Bathroom.

OUTSIDE SPACE

There is a side path which provides gated access to the south facing garden comprising patio and lawn area. To the front there is an allocated parking space.

PROPERTY INFORMATION

EPC Rating C: Mains gas, electricity, water & drainage. LOCAL AUTHORITY: Wokingham Council: Tax Band C: SCHOOL CATCHMENT: 8 primary schools including Woodley C of E & 2 secondary schools being Waingels College & Forest (info taken from Wokingham Council website).

VIEWING INFORMATION

We welcome general questions by telephone about any of our properties, however, please note viewings are only booked by email contact. To request a viewing, please use the 'Email Agent/Request Details' tab on the portal you have seen the property listed. Immediately after submitting your enquiry, you will receive some automated questions to answer (please check junk folder). Not completing the questions delays viewing being booked









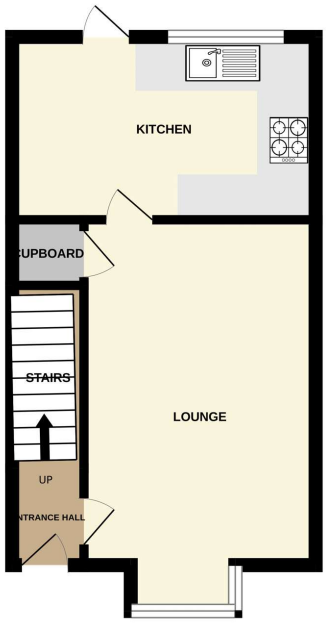






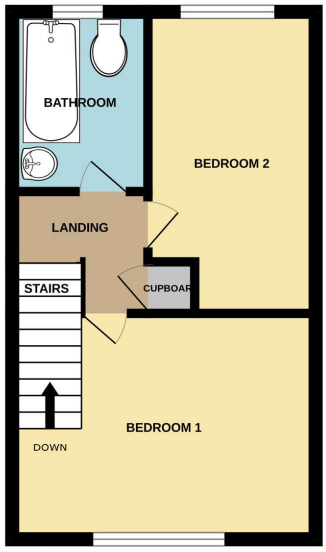
Material Information
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GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.

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TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com