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Residential & Commercial Estate Agents
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87 Drovers Way, Woodley, Reading, RG5 3PU – Offers in excess of £350,000

Within the catchment of the outstanding South Lake Primary School, with
off road parking at the rear and with no onward chain...



3 bedrooms, bathroom, lounge, kitchen/ dining room, gardens, side passage to garden, access from rear providing parking space, gas radiator central heating with Hive control (boiler and radiators replaced last year), double glazing



Estate Agents Note: The property is a council built pre-fabricated concrete house of the 'Cornish' design, "repaired" in 2004 using the PRC Homes repair system. A copy of the completion certificate is available. It is in a row of four houses. The property to left has also been repaired. The two properties to the right have not. This may affect your ability to obtain a mortgage depending upon the lenders criteria.

A 3-bedroom mid-terraced house in an established location, not far from Woodley precinct. The property is well presented throughout, and it may be there is potential to extend the property on the ground floor, subject to any necessary consents.

As well as being within the catchment of South Lake Primary School, it lies in the shared designated area of Waingels College and Forest Senior School, and there are bus services in the area which provide access into Reading town centre where there is a wide range of leisure and retail facilities. The town centre also offers a main line railway station with fast services to Paddington, as well as services running through Earley and Winnersh Triangle railway stations.

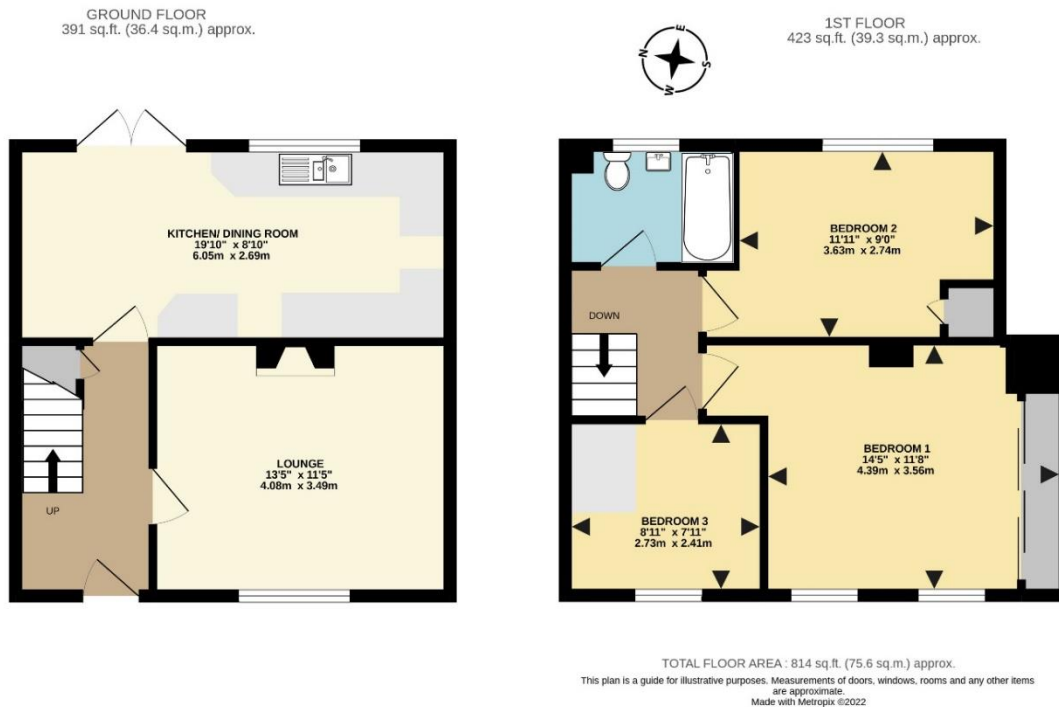
The M4 motorway can be joined either at Junction 11, near Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport 28 miles away.

There is an informal video tour and 360-degree virtual tour available online.

EER: C69 Council Tax: A Tenure: Freehold

Broadband Availability (according to Ofcom): Ultrafast

IMPORTANT NOTICE: We have endeavoured 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. 9/9/2021 5:36 PM



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

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