



**Bespoke**  
ESTATE AGENTS

14 Wincanton Road, Reading  
In Excess of £300,000





## 14 Wincanton Road

Reading, Reading

Desirable 3-bed terraced house overlooking central Green, offered for sale via Modern Auction. Ideal for cash buyers, no onward chain, spacious living room, kitchen breakfast room, peaceful garden. Auction terms apply. Buyers fees and fixed timescales for completion.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Cash Buyers Only As Non Standard Construction
- 20' Living Room
- Good Size Enclosed Rear Garden
- Kitchen Breakfast Room
- Three Good Size Bedrooms
- No Onward Chain - Fixed Timescales for Exchange and Completion



### Entrance Hall

A spacious entrance hall, tiled floor, doors to kitchen and living room, stairs to first floor.

### Living Room

20' 5" x 10' 2" (6.23m x 3.09m)

Dual aspect with window to front and patio doors to garden.

### Kitchen

12' 9" x 10' 4" (3.88m x 3.16m)

Rear aspect window and door to garden. Fitted with a range of matching eye and base level units, worktops with inset sink. Built in oven and hob with hood over, tiled floor, wall mounted boiler, space for domestic appliances.

### Landing

Doors to bedrooms and bathroom.

### Bedroom One

11' 4" x 10' 4" (3.46m x 3.14m)

Front aspect, radiator, built in wardrobe.

### Bedroom Two

14' 1" x 8' 2" (4.30m x 2.49m)

Rear aspect, radiator, built in wardrobe.

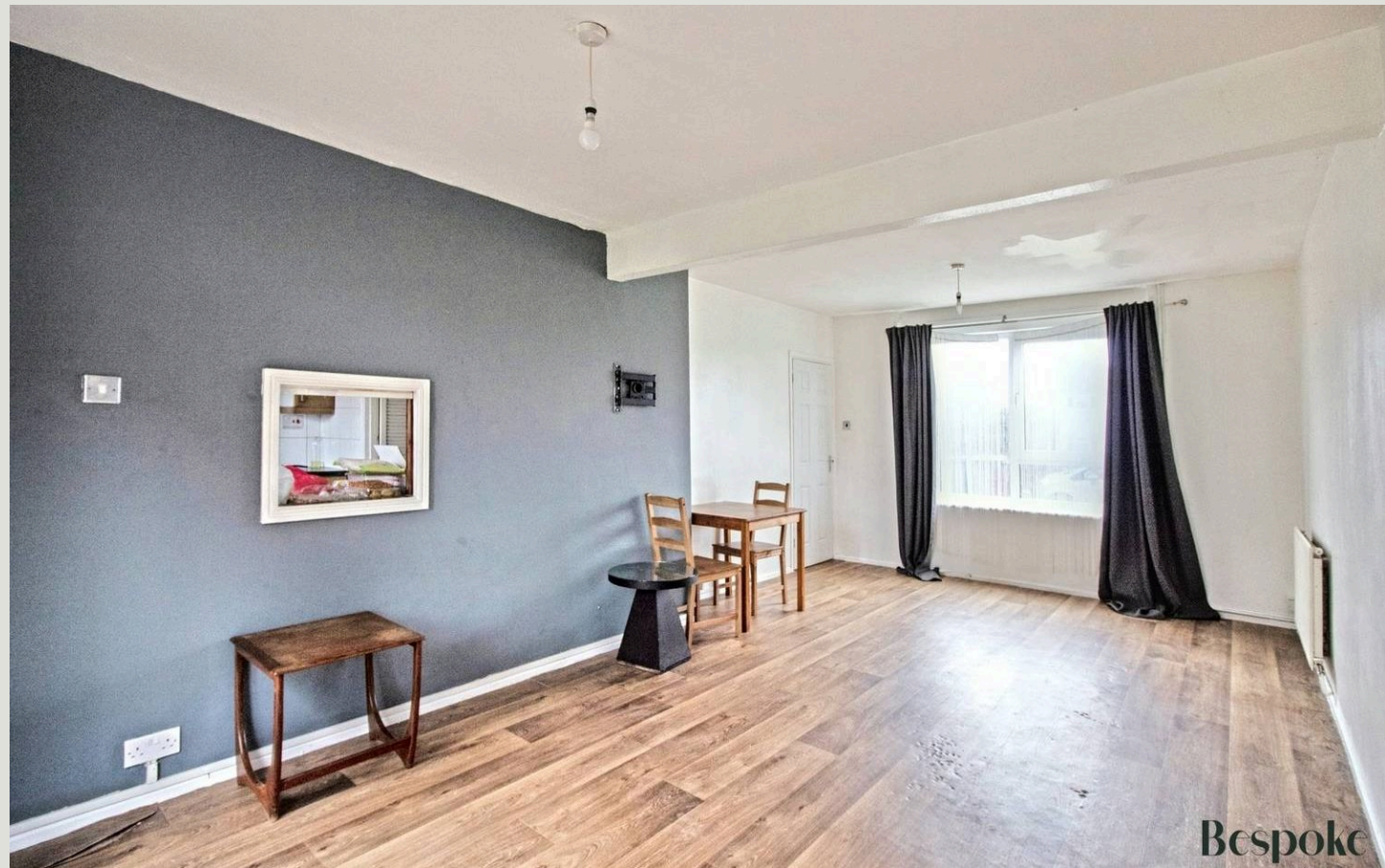
### Bedroom Three

9' 6" x 7' 5" (2.89m x 2.27m)

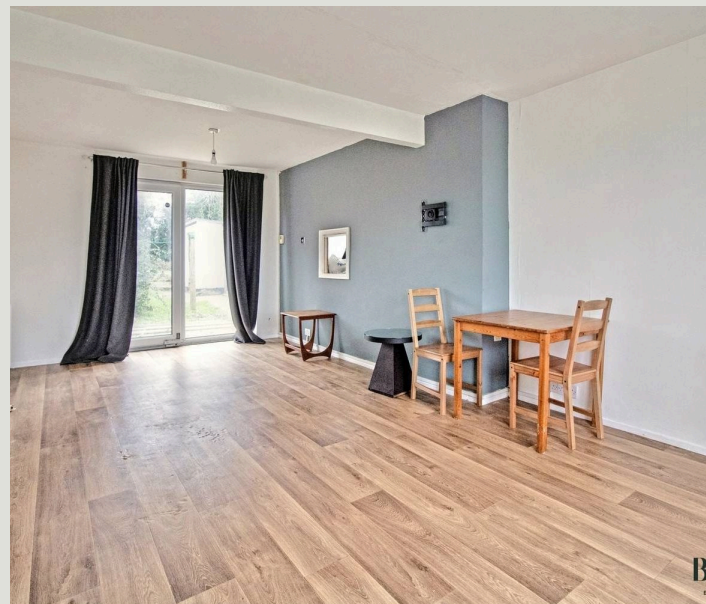
Front aspect, radiator.

### Bathroom

Rear aspect, a fitted white suite with enclosed bath, wash hand basin, W.C. part tiled walls.



Bespoke



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#### REAR GARDEN

Paved patio area leading onto mainly laid to lawn garden, various flowers and shrubs.

#### FRONT GARDEN

Path to front door, communal path to granting access to rear garden.

#### ON STREET





