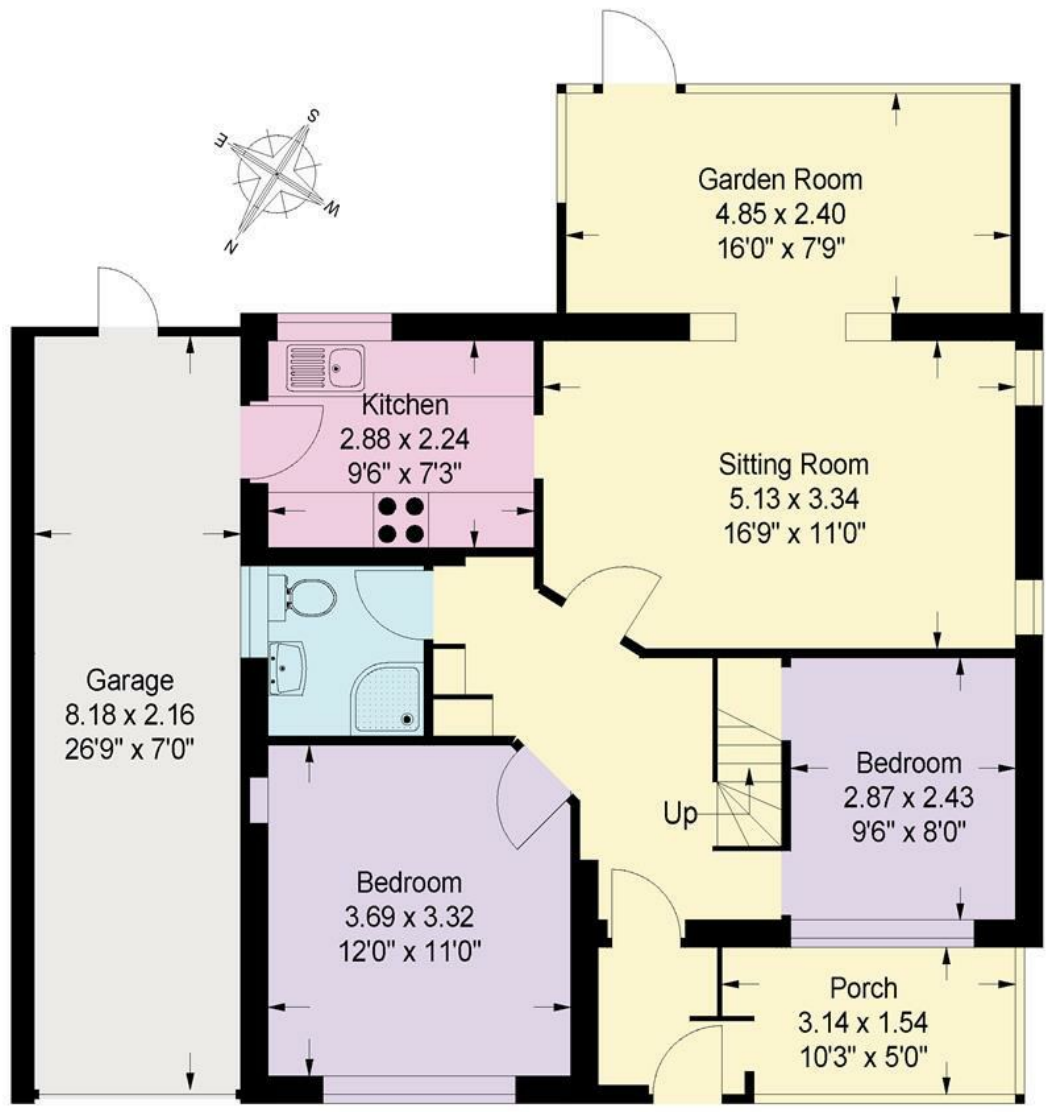




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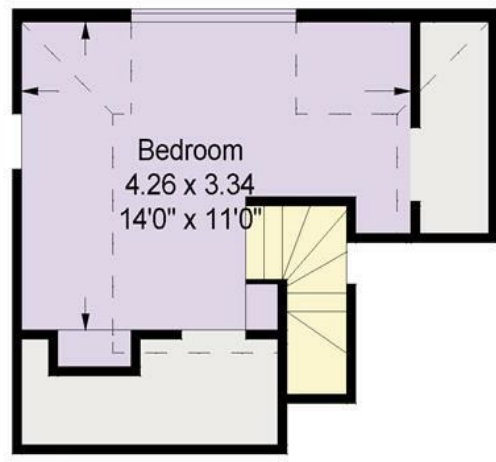
34, Falmouth Road

[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)



**Ground Floor**

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



**First Floor**

Approximate  
Gross Internal Floor Area  
House: 109sq.m. or 1173sq.ft.  
(Inc. Garage)

--- Denotes areas below 1.5m  
excluded from Area Total.

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Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

**34, Falmouth Road, Berkshire, RG2 8QR**

**£300,000**

**Overview**

An opportunity to purchase this three bedroom detached bungalow offering fantastic potential and set within a generous garden plot. The property does require extensive modernisation throughout and in our opinion offers possibilities to extend/remodel. The accommodation comprises of entrance hall, living room which opens through a dining room extension, kitchen, shower room and two bedrooms all on the ground floor. On the first floor a loft conversion houses the third bedroom. The rear garden is of a good size plus there is a car port/storage to the side and front garden with driveway parking. Located in a pleasant cul de sac to the south of Reading and with fast access to junction 11 of the M4, NO CHAIN.

**Location**

Situated in a pleasant cul de sac location to the South side of Reading and within just a few minutes drive of M4 junction 11. Green Park is close by as is the Madjeski stadium and various retail parks. The immediate area has a good selection of local amenities close to hand.

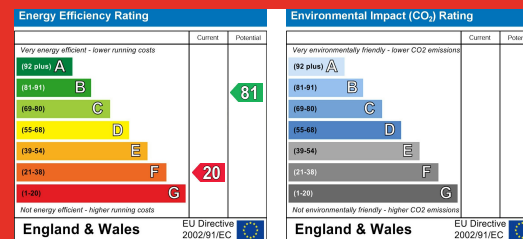




Viewing by appointment only.

**PATRICK WILLIAMS**  
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### Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.