

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



7 Swallowfield Gardens, Theale, Reading, Berkshire, RG7 5AD

**£1,450 per month
Unfurnished**

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SANSOME & GEORGE - ** Virtual Tour Available **

Located in walking distance to Theale High Street, this modern link-detached house offers a charming and inviting living space. The property features two bedrooms and is offered unfurnished, providing a blank canvas for personalisation. The house boasts a garden, along with off-street parking and a garage, catering to the practical needs of homeowners. With a contemporary design and a peaceful location, this property presents a delightful opportunity for those seeking a comfortable and serene living environment. Enjoy the tranquility of village life while still being within easy reach of local amenities and transport links.

The property is available NOW and on an unfurnished basis.

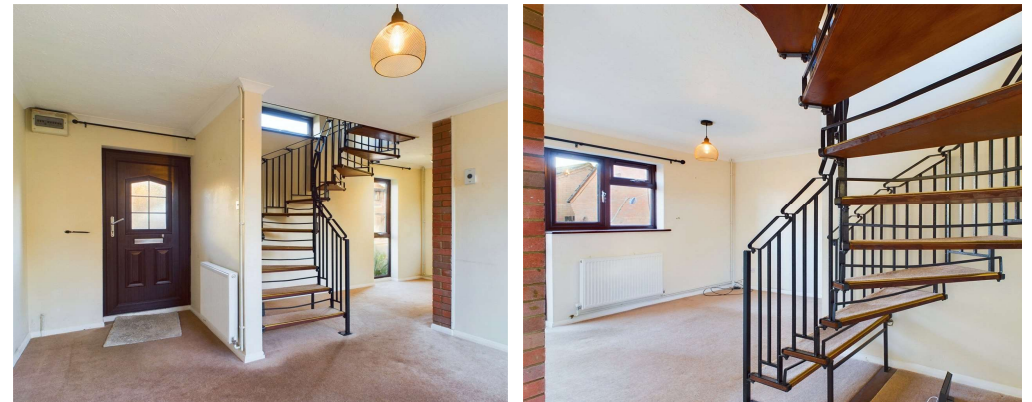
Council Tax - Band C - West Berkshire

Holding Deposit - 1 Weeks Rent

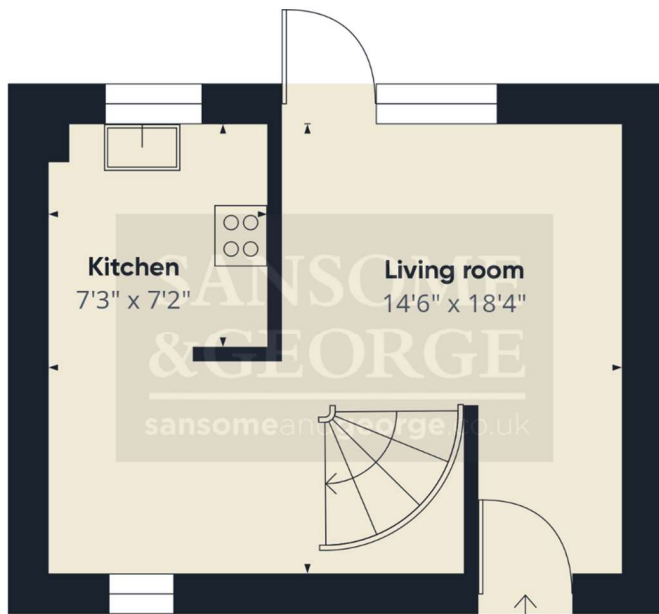
Security Deposit - 5 Weeks Rent

EPC EER - TBC

- 2 Bedroom Link detached home
- Living room
- Dining area
- Kitchen
- 2 Bedrooms
- Bathroom
- Garden
- Garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

646.47 ft²

Reduced headroom

24.27 ft²

(1) Excluding balconies and terraces

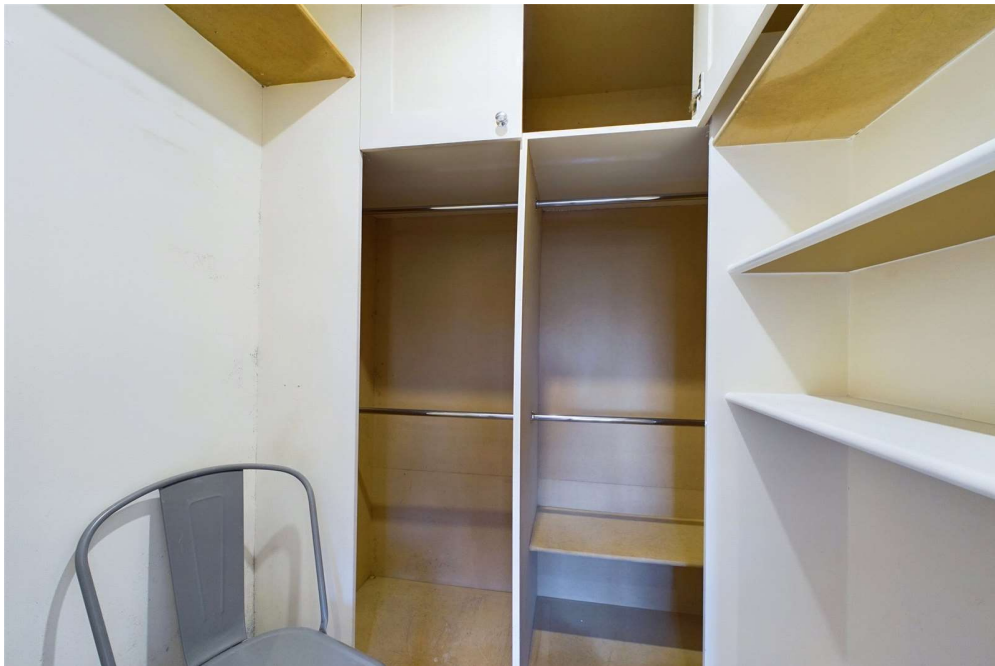
Reduced headroom

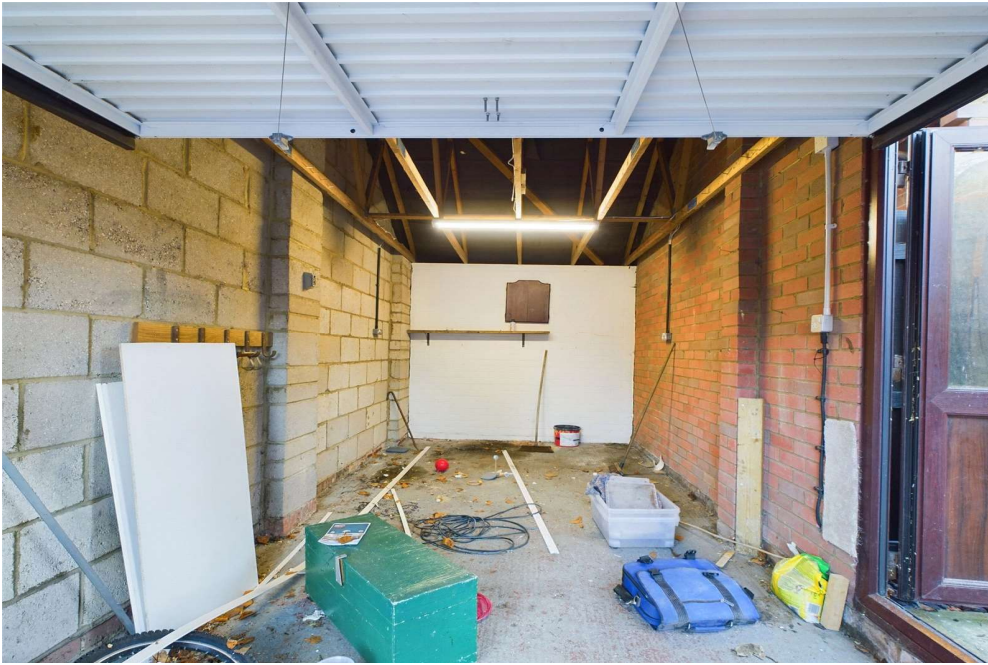
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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