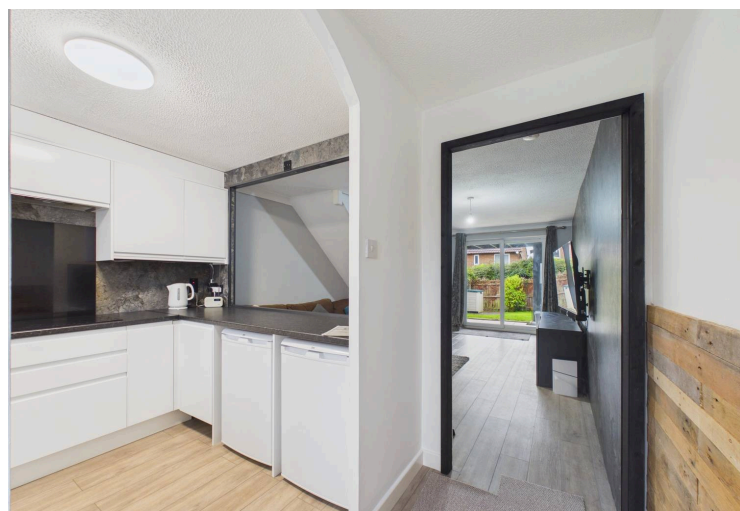




9a Readers Way, Rhoose

£225,000 Freehold

TWO BEDROOM, END TERRACE PROPERTY WITH GARAGE • FRESHLY DECORATED AND NEW CARPET THROUGHOUT • FULLY ENCLOSED, WEST FACING REAR GARDEN • EPC RATING C70 • IDEAL STARTER HOME • CENTRAL VILLAGE POSITIONING • NEW KITCHEN FITTED BEGINNING OF 2026





Presenting a beautifully presented two-bedroom, end terrace property with garage, ideally situated in a central village location. This inviting home has been freshly decorated throughout and benefits from new carpets, offering a move-in ready opportunity for first-time buyers or those seeking a comfortable and practical residence. The entrance hall leads to a spacious living room, filled with natural light and providing a welcoming setting for relaxation or entertaining guests. Adjacent to the living room is a well-proportioned kitchen (fitted with a range of wall and base units), which offers ample storage and workspace, making it ideal for preparing family meals or casual dining. Upstairs, there are two bedrooms, each featuring neutral décor, built in wardrobes and plush new carpeting, ensuring a restful and private retreat at the end of the day. The modern family bathroom is fitted with contemporary fixtures and provides a fresh, clean space for daily routines. Additional benefits of this property include a single garage (perfect for secure parking or additional storage), gas central heating, and double glazing throughout, enhancing comfort and energy efficiency. The property's central village positioning ensures convenient access to local amenities, including shops, schools, and public transport links, making everyday living straightforward and enjoyable. With an EPC rating to be confirmed, this home combines practicality with style, offering an ideal balance for those looking to take their first step onto the property ladder or downsize to a manageable and attractive residence. This charming end terrace house represents an excellent opportunity to acquire a well-maintained and thoughtfully updated home in a sought-after location, ready to welcome its new owners. Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer.

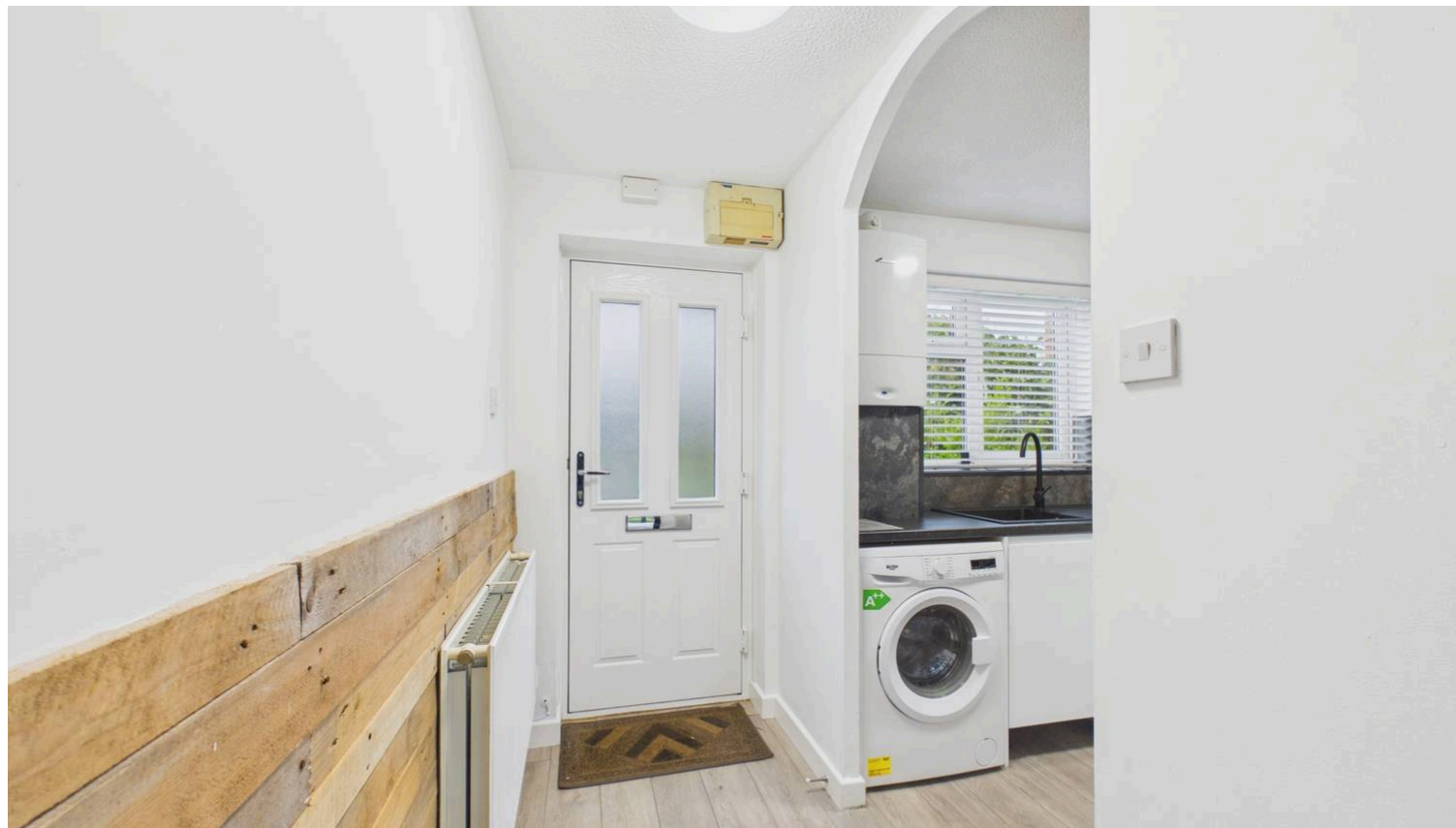
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: C





Hallway

7' 9" x 3' 7" (2.36m x 1.10m)

Kitchen

7' 9" x 7' 9" (2.37m x 2.37m)

Living Room

16' 7" x 11' 5" (5.06m x 3.47m)

Landing

4' 9" x 6' 0" (1.44m x 1.84m)

Bathroom

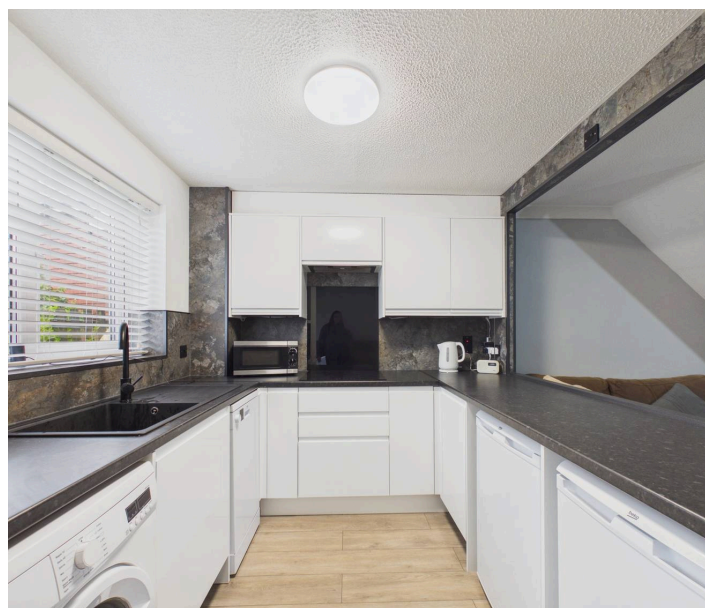
7' 9" x 4' 9" (2.37m x 1.44m)

Bedroom One

11' 6" x 8' 7" (3.50m x 2.61m)

Bedroom Two

10' 7" x 6' 8" (3.23m x 2.03m)





Hallway

7' 9" x 3' 7" (2.36m x 1.10m)

Kitchen

7' 9" x 7' 9" (2.37m x 2.37m)

Living Room

16' 7" x 11' 5" (5.06m x 3.47m)

Landing

4' 9" x 6' 0" (1.44m x 1.84m)

Bathroom

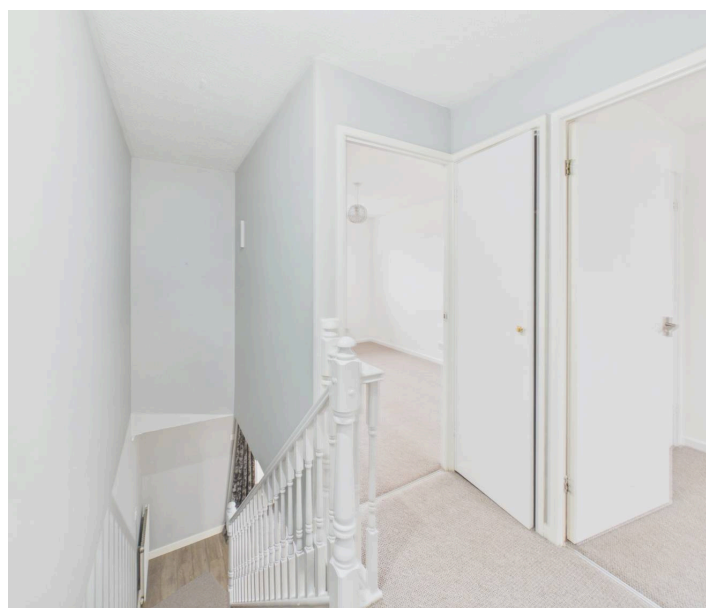
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REAR GARDEN

FRONT GARDEN

