



49 Grovelands Road, Reading, Berkshire. RG30 2PN.

£330,000 Freehold

A charming and characterful two double bedroom terraced home, ideally located with easy access to Reading Town Centre, The Oracle and Reading Mainline Station. The property offers two reception rooms, a slate-floored kitchen with utility area, and a downstairs cloakroom with underfloor heating. Both bedrooms benefit from private bathing facilities, including an en-suite to the master and a shower cubicle to the second bedroom. A staircase leads to a converted loft space, creating a valuable bonus third room that truly sets this home apart. Original floorboards run throughout, and a private rear garden completes this standout property.

- Two double bedrooms with en-suite and shower cubicle
- Converted loft bonus room
- Two reception rooms and kitchen with utility
- Downstairs WC with underfloor heating
- Original floorboards and private garden
- Close to Reading Town Centre and Mainline Station
- Rear enclosed garden
- Freehold house



Property Description

GROUND FLOOR

Living Room

13' 8" x 11' 8" (4.17m x 3.56m)

Dining Room

10' 9" x 11' 8" (3.28m x 3.56m)

Kitchen

8' 2" x 6' 10" (2.49m x 2.08m)

W.C

4' 1" x 4' 6" (1.24m x 1.37m)

FIRST FLOOR

Master Bedroom

10' 11" x 11' 8" (3.33m x 3.56m)

Bathroom / En-suite

8' 5" x 7' 1" (2.57m x 2.16m)

Bedroom Two

10' 11" x 11' 11" (3.33m x 3.63m)

SECOND VIEWING

Living Room / Bedroom Three

12' 11" x 11' 9" (3.94m x 3.58m)

Council Tax Band

C

