



St Georges Road, Reading, Berkshire.

£300,000 Freehold

Offered to the market with no onward chain complications is this well presented three bedroom Victorian end of terrace property. The property is a short distance to Reading West train station, while having good access to Reading town centre, and excellent access to various other local shops and amenities. Further accommodation includes an open plan living area, a kitchen, and a downstairs family bathroom with a separate wc. Other features include gas central heating, double glazed windows, character features, and an enclosed rear garden.

- Three Double Bedrooms
- Open Plan Lounge Diner
- Refitted Bathroom
- Enclosed Rear Garden
- Bay Fronted Window
- Double Glazed Windows
- Character Features
- No Onward Chain



TOTAL FLOOR AREA: 925 sq ft. (85.9 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Property Description**

**Ground Floor**

**Entrance Hall**

Oak wood flooring, double radiator, stairs leading to first floor.

**Lounge**

12' 10" x 10' 0" (3.91m x 3.05m) Front aspect double glazed bay fronted windows, fireplace, oak wood flooring, double radiator, television point, telephone point.

**Dining Area**

11' 5" x 10' 8" (3.48m x 3.25m) Rear aspect double glazed window, oak wood flooring, double radiator, understairs storage.

**Kitchen**

13' 10" x 7' 11" (4.22m x 2.41m) Side aspect double glazed window, tiled flooring, gas hob with double oven, one and a half sink with drainer, space for white goods, range of base and eye level units, door leading into rear garden.

**Downstairs WC**

Tiled flooring, side aspect double glazed window, low level wc.

**Bathroom**

8' 9" x 7' 2" (2.67m x 2.18m) Rear aspect double glazed window, tiled flooring and walls, wash basin, panel enclosed bath, separate shower, heated towel rail.

**First Floor**

**Bedroom One**

13' 5" x 11' 2" (4.09m x 3.40m) Two front aspect double glazed windows, double radiator, oak wood flooring.

**Bedroom Two**

14' 0" x 7' 5" (4.27m x 2.26m) Rear aspect double glazed window, single radiator.

**Bedroom Three**

11' 6" x 7' 11" (3.51m x 2.41m) Rear aspect double glazed window, single radiator.

**Outside**

**Rear Garden**

Good sized fence enclosed rear garden, nice patio area leading to good sized lawn, with space for a large shed / outbuilding at rear.

**Council Tax Band**