

**Catherine Street, Reading, Berkshire. RG30.**

**£350,000 Freehold**

For Sale by Arins Property Services A beautifully refurbished three-bedroom Victorian terraced home, ideal for first-time buyers, families, or investors. The property offers a bright bay-fronted living/dining room, stunning modern kitchen, stylish bathroom, and three well-proportioned bedrooms. Further benefits include beautiful flooring, gas central heating, double glazing, and a low-maintenance rear garden. Conveniently located close to Reading West station, bus routes, and local amenities. Viewing highly recommended.

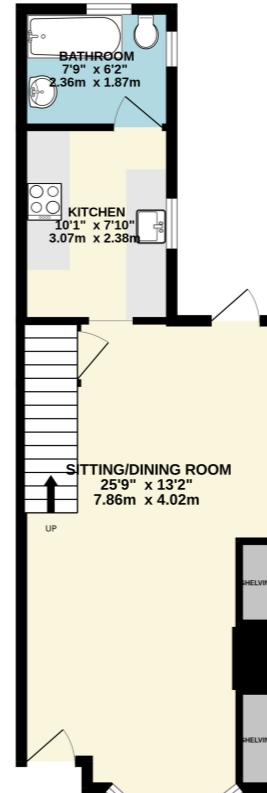
- Three Bedrooms
- Bay Fronted Living / Dining Room
- Newly Refurbished Kitchen
- Newly Refurbished Bathroom
- New Carpets and Flooring Throughout
- Enclosed Rear Garden
- Close to Reading Town Centre
- Close to Reading West Train Station
- No Onwards Chain
- Freehold House





GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. The responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon as an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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## Property Description

### Ground Floor

#### Living / Dining Room

25'9" x 13'2" (7.86m x 4.02m)

Bay fronted lounge diner. Front aspect double glazed window. GCH Radiators. Double glazed door to garden. Fitted shelving in Lounge area. Understairs storage cupboard. Access to Kitchen. Newly painted and new flooring throughout. Stairs to First Floor.

#### Kitchen

10'1" x 7'10" (3.07m x 2.38m)

Side aspect double glazed window. Access to Family Bathroom. New fitted range of base and wall kitchen units with fitted electric oven and hob. Double Butler Sink with mixer tap.

#### Bathroom

7'9" x 6'2" (2.36m x 1.87m)

Rear and side aspect double glazed windows. Heated towel range. Newly tiled walls and flooring. Newly fitted new white suite comprising of low level WC, wash hand basin, and bath with shower attachments. Glass shower screen.

#### 1st Floor

#### Landing

Access to all Three Bedrooms

#### Bedroom One

12'0" x 11'0" (3.66m x 3.36m)

Two front aspect double glazed windows. Two double fitted wardrobes. Newly decorated and new carpet.

#### Bedroom Two

12'1" x 7'11" (3.68m x 2.41m)

Rear aspect double glazed window. Newly decorated and new carpet.

#### Bedroom Three

9'11" x 7'9" (3.02m x 2.36m)

Rear aspect double glazed window. Newly decorated and new carpet. Boiler Cupboard.

#### Rear Garden

Enclosed Courtyard Garden.

#### Council Tax Band

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