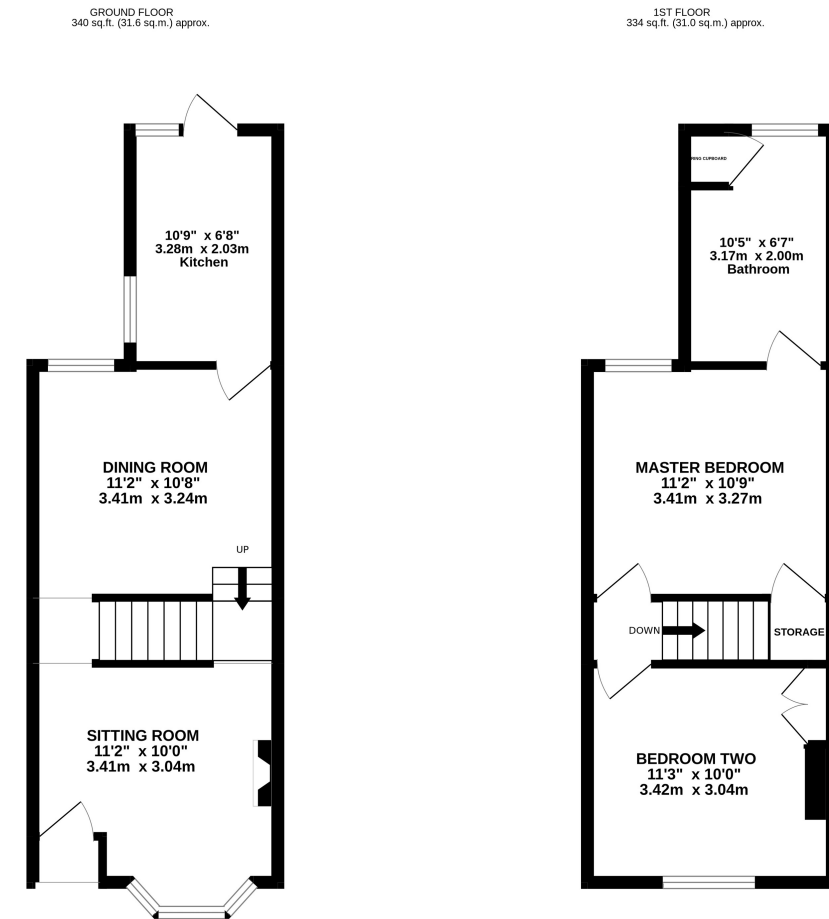




21 Henry Street, Reading, Berkshire. RG1 2NW. OIEO £315,000 Freehold

Arens property Services are pleased to present for sale this very well maintained and decorated bay-fronted Victorian two bedroom middle terrace property, situated on a no-through road in the heart of Reading town centre. Ground floor accommodation comprises sitting room with bay-window and feature fireplace, dining room and well equipped kitchen. To the first floor are two good sized double bedrooms and bathroom. To the outside is a small front garden and to the rear is a private courtyard garden. The location is ideal, as the town centre is only a ten minute walk away and for the commuter Reading railway station serving London Paddington is approximately a fifteen minute walk away. The Oracle shopping centre offering a great shopping experience has the benefit of riverside dining with a great selection of bars and restaurants. The M4 motorway is easily accessible providing easy access to London if required. For a purchaser with children, Katesgrove primary school is only one hundred meters away. The property offers great accommodation for a first time buyer or someone looking for an investment. An internal viewing is highly recommended. EPC to follow.

- Walking distance of town centre
- First floor bathroom
- Private rear garden
- Dining room
- Two double bedrooms
- Bay fronted
- Gas central heating and UPVC double glazing
- Sitting room with feature fireplace
- Modern bathroom and well equipped kitchen



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.
While 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

Sitting Room

3.04m x 3.41m (10' 0" x 11' 2")

Dining Room

3.24m x 3.41m (10' 8" x 11' 2")

Kitchen

2.03m x 3.28m (6' 8" x 10' 9")

First Floor

Landing

Master Bedroom

3.27m x 3.41m (10' 9" x 11' 2")

Bedroom Two

3.04m x 3.42m (10' 0" x 11' 3")

Bathroom

2.00m x 3.17m (6' 7" x 10' 5")

Outside

Front Garden

Rear Garden

Council Tax Band

B