

Connaught Road, Reading, Berkshire. RG30.



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£1,700 pcm

Arins Property Services are delighted to offer this stunning three-bedroom terraced home, newly refurbished throughout and ideally located with excellent access to Reading Town Centre and mainline train stations. Offered unfurnished and available immediately, this property is perfect for families or professional tenants seeking a high-quality home in a convenient location. The ground floor welcomes you with a bright and spacious living room featuring a bay-fronted window, creating a light and inviting space. To the rear is a separate dining area, ideal for family living or entertaining, with access to the first floor. Beyond this is a modern downstairs shower room and a useful utility area. The brand-new kitchen is fitted with contemporary units and provides direct access to the private rear garden, perfect for outdoor dining and relaxation. Upstairs, the property comprises three bedrooms—two generous doubles and one single—along with an additional WC. The home has been extensively upgraded, including a brand-new kitchen and bathroom suites, new flooring and carpets throughout, a refitted downstairs shower room, and full redecoration. Connaught Road is a popular and well-connected residential location, within walking distance of Reading West train station and offering easy access to Reading Mainline Station by bus or car. The area benefits from a wide range of local shops, cafes, and supermarkets, including Waitrose and Tesco on Oxford Road. Excellent road links via the A329 and A417 provide straightforward routes towards Oxford and surrounding areas.

- Three Bedrooms
- Fully Refurbished
- Two Toilets
- Close to local transport links
- Private Rear Garden
- Unfurnished
- Available Now
- Walking Distance to Reading Town Centre

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Property Description

Ground Floor

Living Room

9' 10" x 11' 11" (3.00m x 3.63m)  
Front aspect bay fronted double glazed window. Access to Dining Room.

Dining Room

10' 11" x 11' 10" (3.33m x 3.61m)  
Rear aspect double glazed window. Stairs to First Floor. Access to Inner Hall.

Inner Hallway / Utility Area

Access to Shower Room and Kitchen.

Shower Room

3' 4" x 6' 2" (1.02m x 1.88m)  
Side aspect double glazed window. Three piece suite comprising of Shower cubicle, wash hand basin, and low level WC.

Kitchen

6' 7" x 9' 9" (2.01m x 2.97m)  
Rear aspect double glazed window and door to Rear Garden. Range of brand new matching kitchen base and wall units with worksurface over and fitted sink and drainer.

First Floor

Landing

Access to all three Bedrooms and WC.

Bedroom One

10' 0" x 12' 1" (3.05m x 3.68m)  
Front aspect double glazed window.

Bedroom Two

7' 10" x 10' 3" (2.39m x 3.12m)  
Rear aspect double glazed window.

WC

Side aspect double glazed window. Matching wash hand basin and low level WC.

Bedroom Three

6' 11" x 7' 0" (2.11m x 2.13m)  
Rear aspect double glazed window.

Outside

Rear Garden

Access from Kitchen. Enclosed Rear Garden.

Council Tax Band

C

