

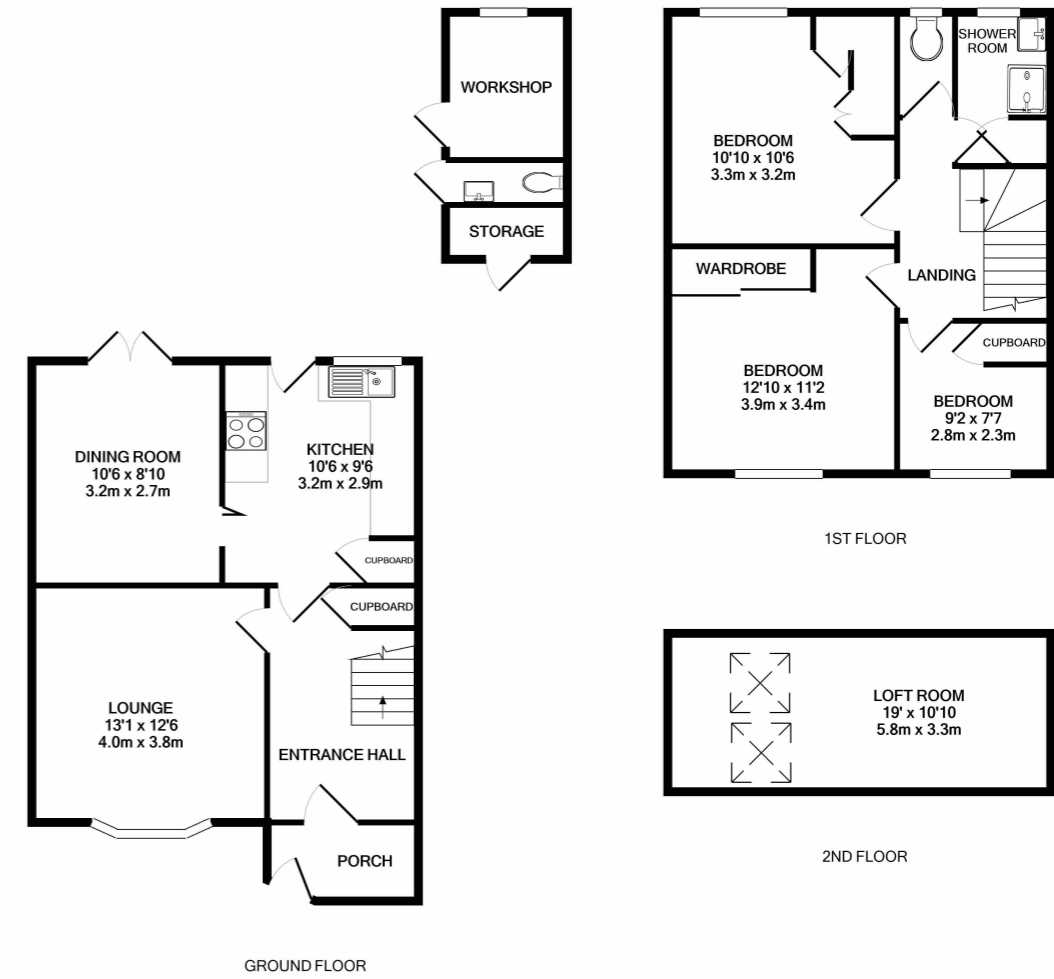
Holberton Road, Reading, Berkshire. RG2 8NL.

£325,000 Freehold

Situated in a popular location within convenient access to Reading Town Centre, Reading University, Green Park and junction 11 of the M4 motorway, is this extremely well presented terraced home. Ground floor accommodation comprises porch, entrance hall, two reception rooms and a refitted kitchen. Upstairs there are three bedrooms, refitted shower room with separate WC and access to a large loft room. Further benefits include double glazed windows with wooden shutters, gas central heating, gated driveway, a pleasant good sized rear garden which is private and enclosed, with a workshop and outside WC. There is also a closed chain above.

- Terraced House
- Very Well Presented Throughout
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Refitted Shower Room
- Large Outbuilding With Toilet
- Large Loft Room
- Well Maintained Rear Garden
- Gated Driveway





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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**

Porch

Entrance Hall

Lounge

13' 1" x 12' 6" (3.99m x 3.81m)

Dining Room

10' 6" x 8' 10" (3.20m x 2.69m)

Kitchen

10' 6" x 9' 6" (3.20m x 2.90m)

**First Floor**

Landing

**Bedroom One**

12' 10" x 11' 2" (3.91m x 3.40m)

**Bedroom Two**

10' 10" x 10' 6" (3.30m x 3.20m)

**Bedroom Three**

9' 2" x 7' 7" (2.79m x 2.31m)

**Bathroom**

7' 7" x 4' 11" (2.31m x 1.50m)

**WC**

**Loft Room**

19' 0" x 10' 0" (5.79m x 3.05m)

**Outside**

Front Garden & Gated Driveway

Private Rear Garden

Outbuildings Including WC

**Council Tax Band**

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