

49, Hill Street Reading RG1 2NU



A spacious three storey town house close to Reading town centre in a quiet private cul de sac with restricted residents parking. There is an entrance hall, sitting room, dining room, refitted kitchen and bathroom. On the first floor there are two double bedrooms and on the second floor a large double bedroom. There is a small low maintenance garden. No onward chain. Archive photos as the property is currently tenanted.

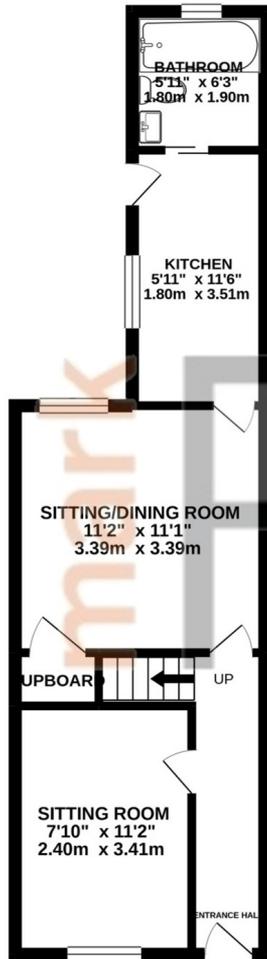
£315,000 Freehold



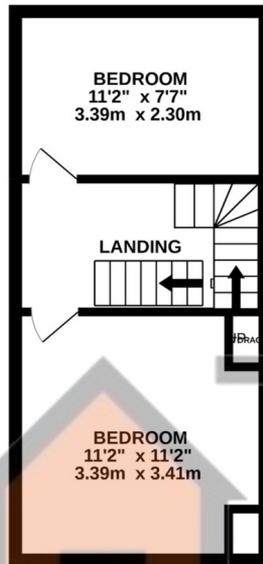


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

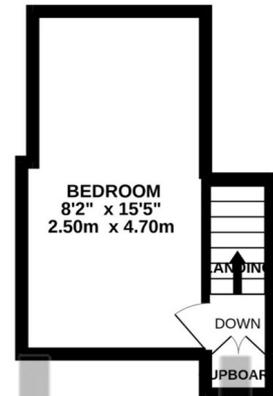
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



2ND FLOOR
152 sq.ft. (14.1 sq.m.) approx.



THREE BEDROOM, THREE STOREY TERRACED HOUSE

TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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