

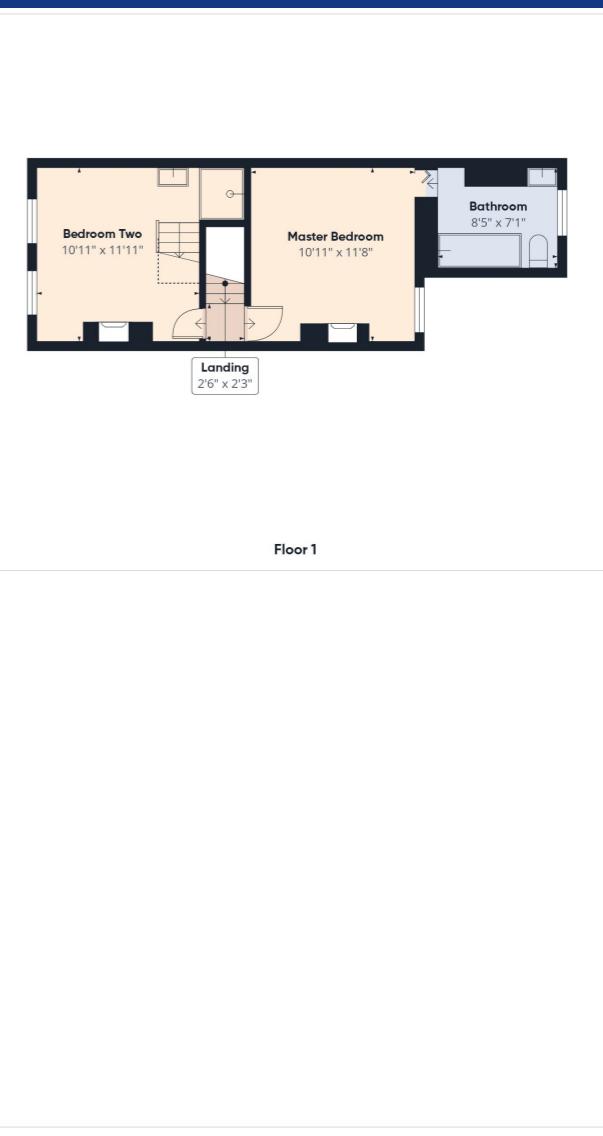
Grovelands Road, Reading, Berkshire. RG302PN.

£350,000 Freehold

A charming and characterful two double bedroom terraced home, ideally located with easy access to Reading Town Centre, The Oracle and Reading Mainline Station. The property offers two reception rooms, a slate-floored kitchen with utility area, and a downstairs cloakroom with underfloor heating. Both bedrooms benefit from private bathing facilities, including an en-suite to the master and a shower cubicle to the second bedroom. A staircase leads to a converted loft space, creating a valuable bonus third room that truly sets this home apart. Original floorboards run throughout, and a private rear garden completes this standout property.

- Two double bedrooms with en-suite and shower cubicle
- Converted loft bonus room
- Two reception rooms and kitchen with utility
- Downstairs WC with underfloor heating
- Original floorboards and private garden
- Close to Reading Town Centre and Mainline Station
- Rear enclosed garden
- Freehold house





Approximate total area⁽¹⁾
814 ft²

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Living Room

13' 8" x 11' 8" (4.17m x 3.56m)

Dining Room

10' 9" x 11' 8" (3.28m x 3.56m)

Kitchen

8' 2" x 6' 10" (2.49m x 2.08m)

W.C

4' 1" x 4' 6" (1.24m x 1.37m)

FIRST FLOOR

Master Bedroom

10' 11" x 11' 8" (3.33m x 3.56m)

Bathroom / En-suite

8' 5" x 7' 1" (2.57m x 2.16m)

Bedroom Two

10' 11" x 11' 11" (3.33m x 3.63m)

SECOND VIEWING

Living Room / Bedroom Three

12' 11" x 11' 9" (3.94m x 3.58m)

Council Tax Band

C

