



Curzon Street, Reading, Berkshire. RG30.

£350,000 Freehold

Arins Property Services - Offered to the market with no onward chain complications is this very well presented three bedroom Victorian terraced property. The property is situated within walking distance to a bus route leading to Reading town centre, and is within walking distance to Reading West train station, while being close to various other local shops and amenities. The property comprises of three bedrooms, two bathrooms, a bay fronted living room, refitted kitchen, refitted downstairs shower room, dining area and a refitted family bathroom upstairs. Other features include gas central heating, double glazed windows throughout, and an enclosed rear garden.

- Three Bedrooms
- Two Bathrooms
- Bay Fronted Living Room
- No Onward Chain
- Close to Reading West Train Station & Reading Town Centre
- Enclosed Rear Garden



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. Made with Measure 2/2017

Property Description

Ground floor

fan and built in oven, single bowl with drainer, space for white goods, side aspect double glazed window, door into rear garden.

Entrance Hall

Access to the living room, stairs to the first floor and the dining room

Lounge

13' 8" x 9' 9" (4.17m x 2.97m)
Front aspect double glazed bay fronted window, fire place, double radiator, laminate flooring

Dining Room

11' 10" x 9' 11" (3.61m x 3.02m)
Rear aspect double glazed window, access to kitchen,

Kitchen

10' 2" x 8' 1" (3.10m x 2.46m)
Range of base and eye level units, gas hob with extractor

Shower Room

Shower cubicle, single wash basin, WC, rear aspect window, tiled flooring

First Floor

Landing

Access to all first floor rooms

Bedroom One

13' 3" x 11' 11" (4.04m x 3.63m)
Two front aspect double glazed windows and carpeted

Bedroom Two

11' 2" x 8' 2" (3.40m x 2.49m)
Rear aspect double glazed window and carpeted

Bedroom Three

8' 3" x 6' 9" (2.51m x 2.06m)
Rear aspect double glazed window and carpeted

Family Bathroom

Side aspect double glazed window, panel enclosed bath, wash basin and low level wc

Outside

Parking

On street parking is available

Garden

Fence enclosed rear garden, patio area initially leading to a separate artificial grass area.

Council Tax Band

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