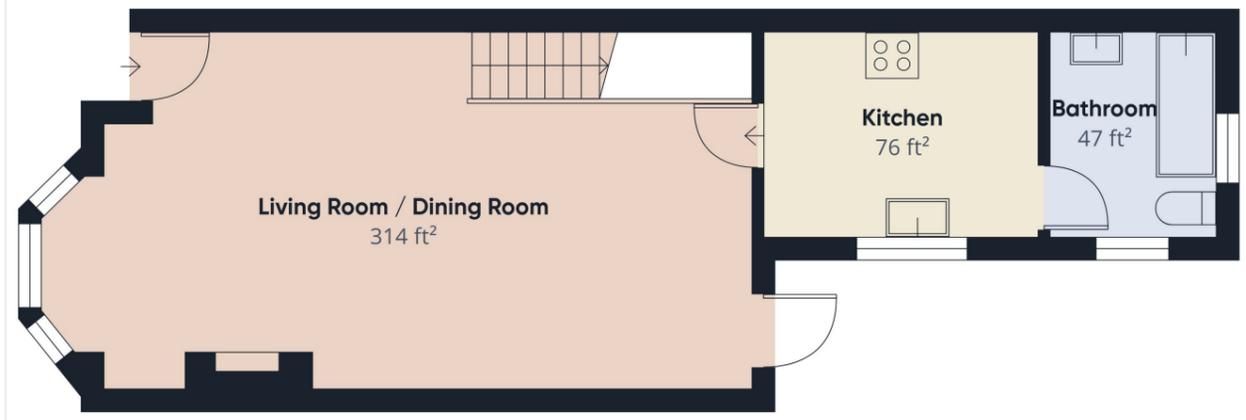


Catherine Street, Reading, Berkshire. RG30.

£1,700 pcm

Arins Property Services - A beautifully refurbished three-bedroom Victorian terraced home. The property offers a bright bay-fronted living/dining room, stunning modern kitchen, stylish bathroom, and three well-proportioned bedrooms. Further benefits include beautiful flooring, gas central heating, double glazing, and a low-maintenance rear garden. Conveniently located close to Reading West station, bus routes, and local amenities. Unfurnished. Available Now.

- Three Bedrooms
- Bay Fronted Living / Dining Room
- Enclosed Rear Garden
- Close to Reading Town Centre
- Close to Reading West Train Station
- Modern Kitchen
- Modern Bathroom
- Unfurnished
- Street Permit Parking
- Available Now



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
825 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 / Dining Room

25'9" x 13'2" (7.86m x 4.02m)  
Bay fronted lounge diner. Front aspect double glazed window. GCH Radiators. Double glazed door to garden. Fitted shelving in Lounge area. Understairs storage cupboard. Access to Kitchen. Stairs to First Floor.

#### Kitchen

10'1" x 7'10" (3.07m x 2.38m)  
Side aspect double glazed window. Access to Family Bathroom. Fitted range of base and wall kitchen units with fitted electric oven and hob. Double Butler Sink with mixer tap.

#### Bathroom

7'9" x 6'2" (2.36m x 1.87m)  
Rear and side aspect double glazed windows. Heated towel range. Tiled walls and flooring. Fitted new white suite comprising of low level WC, wash hand basin, and bath with shower attachments. Glass shower screen.

### 1st Floor

#### Landing

Access to all Three Bedrooms

#### Bedroom One

12'0" x 11'0" (3.66m x 3.36m)  
Two front aspect double glazed windows. Two double fitted wardrobes.

#### Bedroom Two

12'1" x 7'11" (3.68m x 2.41m)  
Rear aspect double glazed window.

#### Bedroom Three

9'11" x 7'9" (3.02m x 2.36m)  
Rear aspect double glazed window. Boiler Cupboard.

#### Rear Garden

Enclosed Courtyard Garden.

#### Council Tax Band

C

