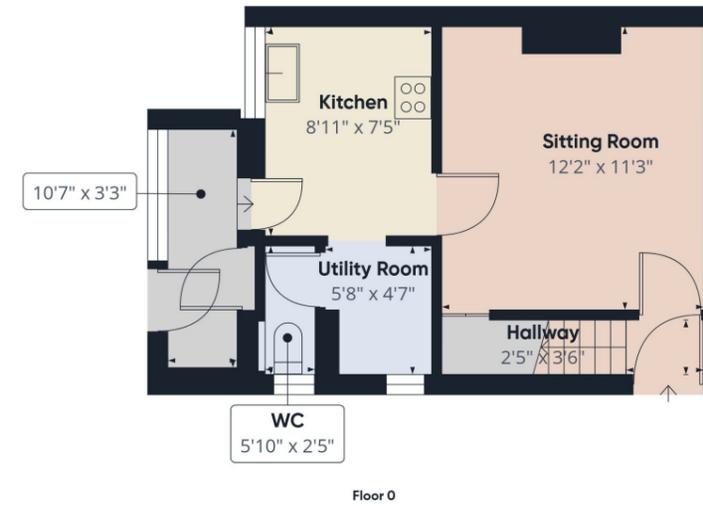


49 Kent Road, Reading, Berkshire. RG30 2EJ.

£325,000 Freehold

Attractive, well presented older-style semi-detached very conveniently located in West Reading, benefitting from cavity wall insulation and upgraded loft insulation. There is gas radiator central heating and uPVC double glazing. The property has two good sized bedrooms and a fitted bathroom/shower room. Downstairs there is a sitting room and a rear aspect modern refitted kitchen with integrated appliances. There is also a utility room, a downstairs cloakroom/WC plus a further boot room at the back of the house leading out to the south facing rear garden with a garden shed.

- Attractive Older Style Semi
- Well Presented Throughout
- Two Bedrooms
- Modern fitted Bath/Shower Room
- Front Aspect Sitting Room
- Refitted Kitchen with Integrated Appliances
- Utility Room
- Downstairs Cloakroom/WC
- South facing Rear Garden



Approximate total area<sup>m</sup>  
563 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**

**Hallway**

**Sitting Room**

12' 2" x 11' 2" (3.71m x 3.40m)

**Kitchen**

8' 11" x 7' 5" (2.72m x 2.26m)

**Utility Room**

**Downstairs Cloakroom/WC**

**Boot Room**

**First Floor**

**Landing**

**Bedroom One**

15' 2" x 9' 3" (4.62m x 2.82m)

**Bedroom Two**

9' 3" x 7' 10" (2.82m x 2.39m)

**Bath/Shower Room**

**Outside**

**Front Garden**

**Rear Garden**

**Council Tax Band**

B