

114 St Georges Road, Reading, Berkshire. RG30 2RH.



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£290,000 Freehold

Offered to the market is this well presented three bedroom Victorian terrace property. The property is within walking distance to Reading West train station, while having good access to Reading town centre, and excellent access to various other local shops and amenities. Further accommodation includes a separate lounge, a separate dining room, a refitted kitchen, and a ground floor bathroom. Other features includes gas central heating, double glazed windows, and an enclosed rear garden.

- Three Bedrooms
- Two Reception Rooms
- Lounge
- Separate Dining Room
- Refitted Kitchen
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed Windows

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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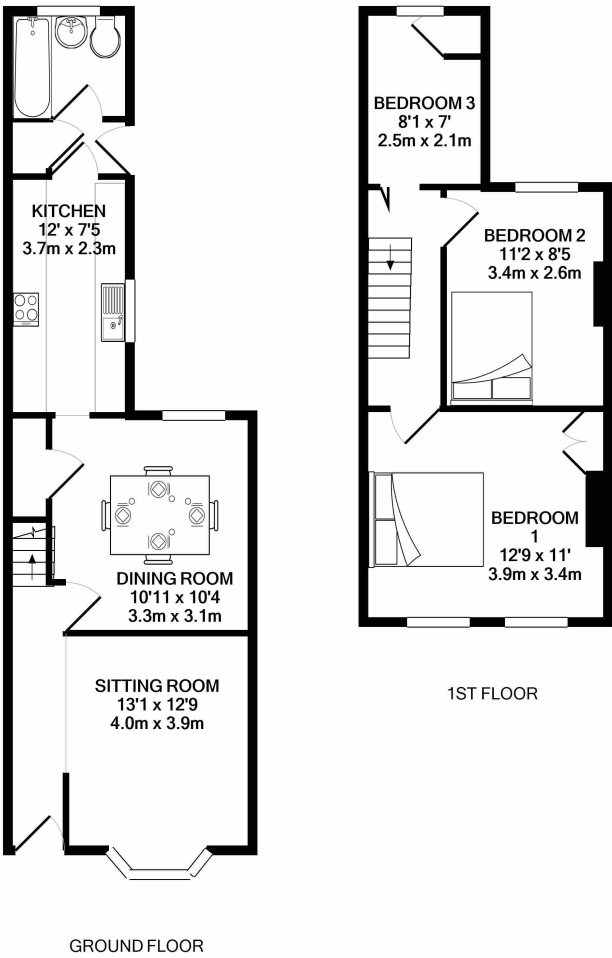
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Description

Ground Floor

Lounge

13' 1" x 12' 9" (3.99m x 3.89m) Bay fronted double glazed windows, television point, single radiator, oak wood flooring.

Dining Room

10' 11" x 10' 4" (3.33m x 3.15m) Rear aspect double glazed window, single radiator, oak wood flooring, under stairs storage.

Kitchen

12' 0" x 7' 5" (3.66m x 2.26m) Tiled flooring and partly tiled walls, side aspect double glazed windows, one and a half sink with drainer, electric hob with oven and overhead extractor fan, range of eye and base level units, space for washing machine, space for dishwasher, space for fridge freezer, home to combi boiler, downlights.

Pantry

Side aspect door leading into enclosed rear garden.

Bathroom

7' 0" x 5' 9" (2.13m x 1.75m) Tiled flooring, rear aspect double glazed window, low level w/c, pedestal hand wash basin, panel enclosed bath, partly tiled walls, heated towel rail.

First Floor

Landing

Access to all first floor rooms, loft hatch to partly boarded loft.

Bedroom One

12' 9" x 11' 0" (3.89m x 3.35m) Two front aspect double glazed windows, oak wood flooring, integral storage cupboard, television point, single radiator.

Bedroom Two

11' 2" x 8' 5" (3.40m x 2.57m) Rear aspect double glazed windows, oak wood flooring, single radiator.

Bedroom Three

8' 1" x 7' 0" (2.46m x 2.13m) Rear aspect double glazed windows, integral storage cupboard, single radiator.

Outside

Rear Garden

Concrete with steps leading to partly tiled area and lawn area, surrounded by stones either side and mature shrubs.

Council Tax Band

