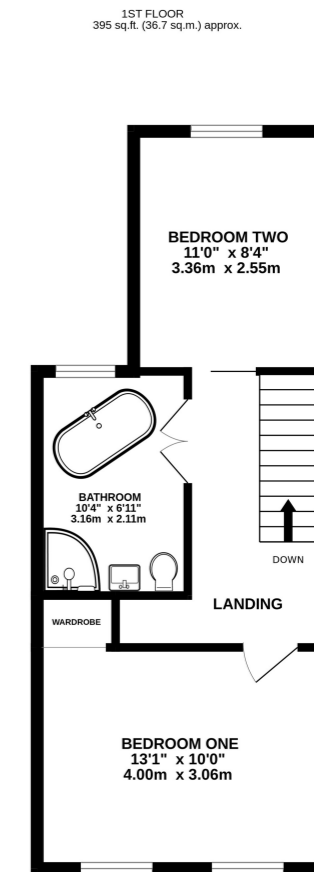
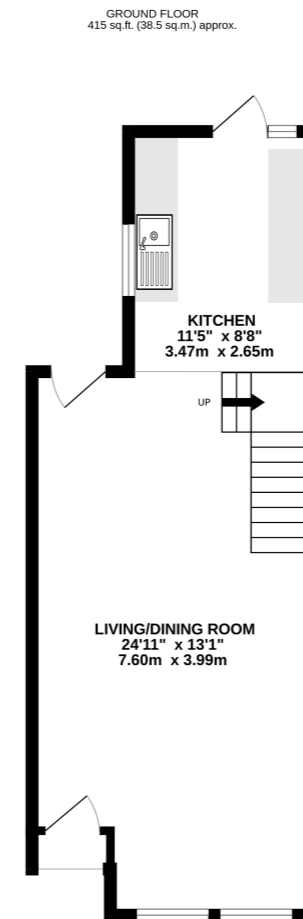


25 Grange Avenue, Reading, Berkshire. RG6 1DJ. OIEO £300,000 Freehold

A well-presented and attractive two double-bedroom Victorian terrace home situated in a popular location within walking distance of various local shops and amenities. The downstairs features an open-plan layout with a spacious living room/dining room that flows into the kitchen. Upstairs, there is a landing leading to two double bedrooms and a modern four-piece family bathroom with a freestanding bath. The rear of the property boasts a garden, perfect for outdoor enjoyment. This home is conveniently located with easy access to Reading town centre, Royal Berkshire Hospital, and the University of Reading. It is also close to Maiden Erlegh Reading School and Alfred Sutton Primary School. Commuters will appreciate the proximity to Earley station and Reading mainline station. Additionally, Palmer Park, with its renovated sports centre and swimming pool, and other local shops and amenities are just a stone's throw away. There is permit parking available.

- Well-presented and attractive two double bedroom Victorian terrace home
- Popular location within walking distance to local shops and amenities
- Open-plan downstairs layout with spacious living room/dining room
- Kitchen directly connected to the living/dining area
- Landing leading to two double bedrooms on the first floor
- Modern four-piece family bathroom with a freestanding bath
- Private rear garden
- Easy access to Reading town centre, Royal Berkshire Hospital, and the University of Reading
- Close to Maiden Erlegh Reading School
- Convenient proximity to Earley station, Reading mainline station, and Palmer Park
- Permit parking available



TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.
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.
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Property Description

Ground Floor

Living/Dining Room

7.60m x 3.99m (24' 11" x 13' 1")

Kitchen

3.47m x 2.65m (11' 5" x 8' 8")

First Floor

Landing

Bedroom One

4.00m x 3.06m (13' 1" x 10' 0")

Bedroom Two

3.36m x 2.55m (11' 0" x 8' 4")