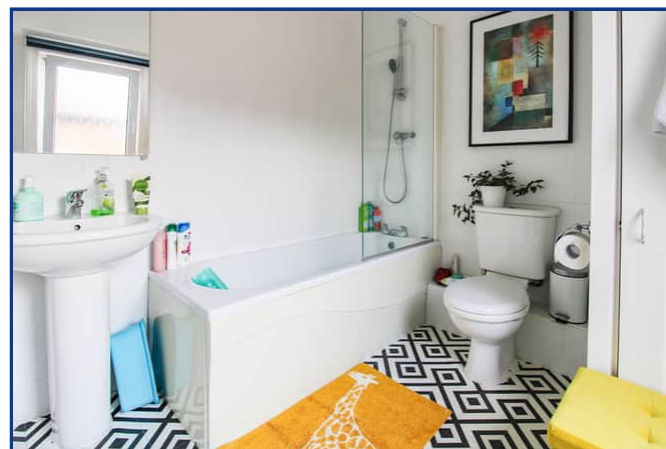


Highgrove Street, Reading, Berkshire. RG1 5EN.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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Highgrove Street, Reading, Berkshire. RG1 5EN.

£350,000 Freehold

Situated in a popular residential area within walking distance to the Oracle and mainline station, is this well presented Victorian end of terraced, making this an ideal purchase for first time buyers or investors. Ground floor accommodation comprises hallway, bay-fronted lounge, dining room, modern kitchen and a downstairs WC. To the first floor you have two double bedrooms and a family bathroom. Further benefits include gas central heating, UPVC double glazing and a private rear garden. The property is perfectly situated for the University of Reading and local shops, schools and amenities are a short distance away.

- Victorian End Of Terraced
- Downstairs W/C & Upstairs Bathroom
- Walking Distance To Reading Town Centre
- Two Reception Rooms
- On-Street Parking
- Modern Throughout
- Double Glazed
- Central Heating
- Ideal For First Time Buyers & Investors
- Local Amenities Nearby

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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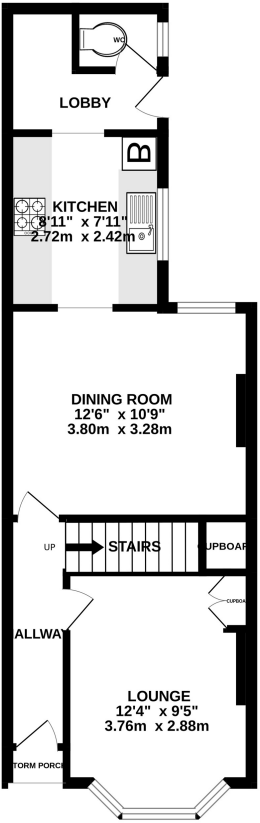
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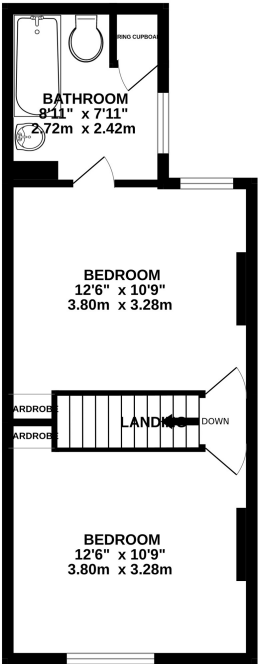
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GROUND FLOOR
429 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metuury 6/2019

Property Description

Ground Floor

Hallway

Living Room

3.76m x 2.88m (12' 4" x 9' 5")

Dining Room

3.8m x 3.28m (12' 6" x 10' 9")

Kitchen

2.72m x 2.42m (8' 11" x 7' 11")

Utility Room

Downstairs W/C

First Floor

Bedroom One

3.8m x 3.28m (12' 6" x 10' 9")

Bedroom Two

3.8m x 3.28m (12' 6" x 10' 9")

Family Bathroom

Outside

Front Garden

Rear Garden

Council Tax Band

C

