



Glenbeigh Terrace, Reading, Berkshire. RG1 6PB.

£300,000 Freehold

Arins Property Services - Offered to the market with is this very well presented two bedroom Victorian terraced home. The property is within walking distance of Reading town centre, which includes the The Oracle shopping centre and Reading train station, while being close to a local bus route and has access to various local amenities. Further accommodation includes an open plan lounge/kitchen/diner, and a ground floor refitted family bathroom. Other features include, double glazed windows, driveway parking, and a courtyard style enclosed rear garden. The property also benefitted from an electrical re-wire in 2020, re-fitted flat roof over kitchen and bathroom including thermal insulation in 2023, pitch roof replaced with loft being reinsulated and boarded in 2023, cavity wall insulation in rear walls of kitchen and bathroom in 2024.

- Open Plan Kitchen/Lounge/Dining Room
- Refitted Kitchen
- Refitted Bathroom
- Private Rear Garden
- Driveway
- Close to A4 & Town Centre
- Double Glazed Windows
- Two Bedrooms





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.  
Mortgage Mortgage 2022

**Property Description**

**Ground Floor**

**Lounge Dining Room**

11' 0" x 21' 0" (3.35m x 6.40m) Front aspect double glazed bay window, feature gas fireplace, telephone point, TV point, under stair storage. Re-fitted Gas fire 2024. Breakfast bar in Dining Area re-fitted in 2021.

**Kitchen**

10' 3" x 6' 6" (3.12m x 1.98m) Rear aspect double glazed window, range of base & eye level units, built in fridge, built in freezer, electric hob with extractor hood, built in oven, utility space, partly tiled walls, downlights. Kitchen re-fitted in 2021.

**Family Bathroom**

4' 7" x 8' 1" (1.40m x 2.46m) Side aspect double glazed window, shower cubicle, low level WC, wash basin with vanity unit, downlights, extractor fan. Re-fitted bathroom and pump for rainfall shower in 2021.

**First Floor**

**Landing**

Offers access to both bedrooms and the loft hatch. Re-fitted carpet in 2025.

**Bedroom One**

11' 0" x 9' 10" (3.35m x 3.00m) Front aspect double glazed window. Re-fitted carpet in 2025.

**Bedroom Two**

8' 4" x 10' 8" (2.54m x 3.25m) Rear aspect double glazed window, built in wardrobe, airing cupboard. Re-fitted carpet in 2025.

**Outside**

**Rear Garden**

Paved rear garden that offers exceptional privacy and backs onto woodland.

**Parking**

Driveway parking and also additional spaces for guests along the road.

**Council Tax Band**

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