



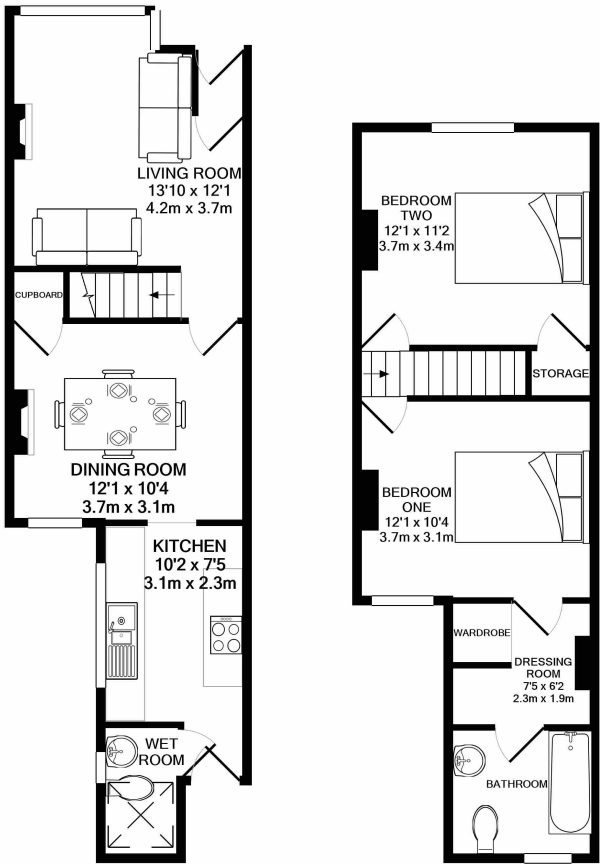
64 Connaught Road, Reading, Berkshire. RG30 2UP.

£275,000 Freehold

Situated within walking distance of Reading west train station, is this well presented two bedroom Victorian terrace home which offers many character features such as exposed brick work, wooden flooring and feature fireplaces. The property is extremely close to a bus route leading to Reading town centre, has excellent access to various local shops and amenities. Further accommodation includes a lounge, separate dining room, downstairs wet room, refitted kitchen, first bathroom and separate dressing room. Other features include double glazed windows, gas central heating and an enclosed rear garden.

- Two Bedrooms
- Two Reception Rooms
- Ensuite Bathroom
- Separate Wet Room
- Refitted Kitchen
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed Windows





GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

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

Made with Metropix ©2020

Property Description

Ground Floor

Entrance Porch

Tiled flooring, access to lounge.

Lounge

13' 10" x 12' 1" (4.22m x 3.68m) Front aspect double glazed window, double radiator, TV point, telephone point, feature fireplace with tiled heath and partly exposed wooden flooring, stairs leading to first floor and door to dining room.

Dining Room

12' 1" x 10' 4" (3.68m x 3.15m) Rear aspect double glazed window, double radiator, wooden flooring, understairs cupboard, feature fireplace , access kitchen.

Refitted Kitchen

10' 2" x 7' 5" (3.10m x 2.26m) Side aspect double glazed window, a range of eye and base level units, one and half bowl with drainer, space for range cooker, space for fridge/ freezer, plumbing for washing machine, separate space for a dishwasher, single radiator, wall mounted boiler, door leading to rear garden and door to wet room.

Wet Room

Side aspect double glazed window, Velux window, fitted rain water shower head, pedestal wash hand basin, low level WC, tiled flooring.

First Floor

Landing

Access to both bedrooms.

Bedroom One

12' 1" x 10' 4" (3.68m x 3.15m) Rear aspect double glazed window, wooden flooring, double radiator, door to dressing room.

Dressing Room

7' 5" x 6' 2" (2.26m x 1.88m) Feature chimney breast with exposed brick work, fitted shoe rack, fitted wardrobe, door to bathroom.

Bathroom

Rear aspect double glazed window, panel enclosed bath with separate shower, high level cistern WC, pedestal wash hand basin, extractor fan.

Bedroom Two

12' 1" x 11' 2" (3.68m x 3.40m) Front aspect double glazed window, single radiator, wooden flooring, storage cupboard with loft access.

Outside

Rear Garden

The rear garden is finished to a courtyard style while being enclosed by brick walls and wood panel fencing, paved area with borders including small stones, wooden built shed.

Council Tax Band