

59 Sherwood Street, Reading, Berkshire. RG30 1LF.



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£300,000 Freehold

Arins Property Services are delighted to offer to the market with no onward chain complications, this well presented two double bedroom Victorian terrace house with spacious living areas. Upon entry, you are welcomed by an inviting entrance hall leading to a bright and comfortable lounge on the left. Continuing through the hallway, you'll find a generously sized separate dining room, perfect for entertaining or family meals. The dining room provides access to a well-proportioned kitchen, which in turn leads to a convenient downstairs shower room. Upstairs, the property boasts two spacious double bedrooms, with the main bedroom benefitting from direct access to the upstairs bathroom. To the rear, a private garden offers outdoor space ideal for relaxation or gardening, accessible directly from the kitchen. This lovely home is perfectly situated for access to Reading West train station and local transport links making this an ideal purchase to first-time buyers, investors, or those looking to upsize and is ready for their next chapter — with no chain complications to delay the process.

- Two Double Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Enclosed Rear Garden
- Close to Reading West Train Station
- No Onward Chain

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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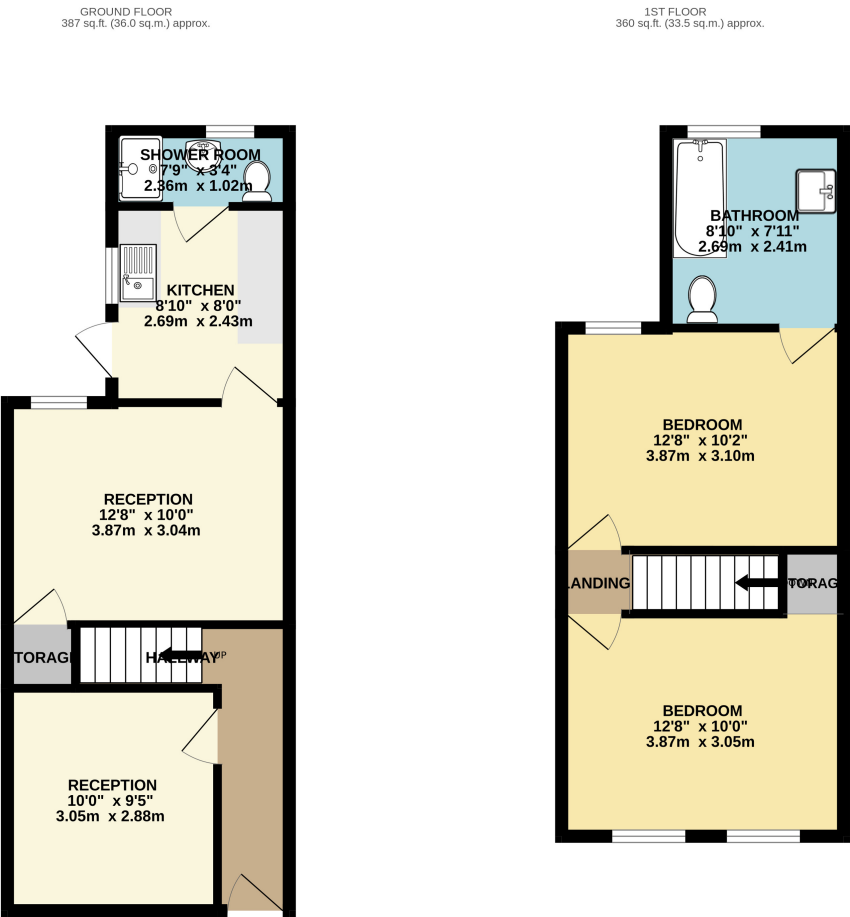


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TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.
Made with Mapbox 2/20/24

Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, access into both ground floor reception rooms.

Lounge

9' 05" x 10' 0" (2.87m x 3.05m) Front aspect double glazed window, radiator.

Dining Room

12' 08" x 10' 00" (3.86m x 3.07m) Rear aspect double glazed window, radiator, understairs storage.

Kitchen

8' 00" x 8' 10" (2.46m x 2.69m) Side aspect double glazed window, door into garden, range of base and eye level units, single bowl with drainer, space for white goods and oven, electric hob.

Shower Room

7' 09" x 3' 04" (2.36m x 1.02m) Rear and side aspect double glazed window, shower, low level wc, pedestal wash basin, partly tiled walls.

First Floor

Bedroom One

12' 08" x 10' 00" (3.86m x 3.10m) Rear aspect double glazed window, radiator, access into ensuite.

En Suite

8' 10" x 7' 11" (2.69m x 2.41m) Rear aspect double glazed window, pedestal wash basin, panel enclosed bath, low level wc, single radiator.

Bedroom Two

12' 08" x 10' 0" (3.84m x 3.05m) Two front aspect double glazed windows, inbuilt storage, double radiator.

Outside

Rear Garden

Fence enclosed rear garden, patio space leading onto good sized lawn.

Council Tax Band

B

