



**ELGAR ROAD, READING, BERKSHIRE, RG2
OFFERS IN EXCESS OF £400,000 FREEHOLD**

A THREE BEDROOM TOWN CENTRE RIVERSIDE VICTORIAN TERRACE HOME

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DESCRIPTION:

Being sold for the first time in over 55 years is this delightful three bedroom Victorian riverside terrace property. The property has direct river frontage from the generous rear garden and is ideally situated with convenient access to local amenities with The Oracle less than half a mile and Reading station with its direct link to London Paddington in just over 20 minutes also an easy walk. Ground floor accommodation comprises, a generous 25ft. reception room with a wood burner, a country style kitchen/breakfast room with granite work surfaces and a range of integrated appliances. The kitchen is finished with a large feature roof light making the room bright and airy and perfect entrance to the approximately 80ft riverside garden. To the rear of the kitchen there is a utility area and bathroom. On the first floor there are two double bedrooms and a further generous bedroom with plenty of eaves storage on the top floor. This splendid home is in an idyllic setting on the River Kennet perfect yet close to the hustle and bustle of the town centre and would suit young professionals, a small family or first time buyers.

AT A GLANCE

- Three Bedroom Three Storey Riverside Home
- Direct Garden Frontage on to the River Kennet
- 80ft. Riverside Garden
- Spacious Living Room with Wood Burner
- Bright Country Style Kitchen
- Ground Floor Bathroom
- Two First Floor Bedroom
- Second Floor Bedroom



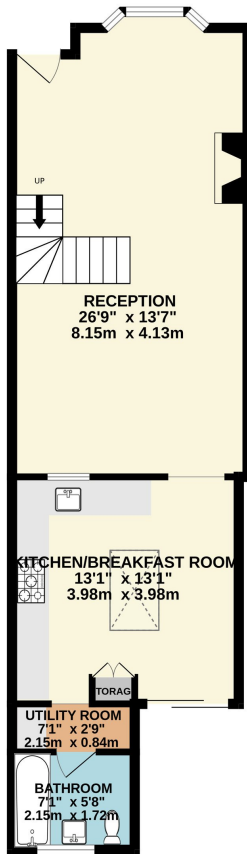
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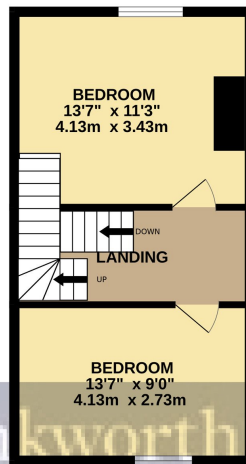
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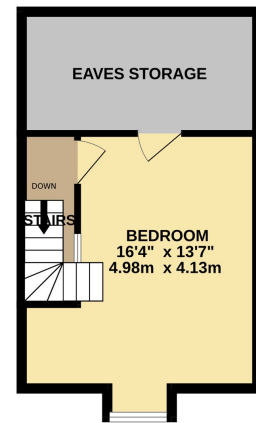
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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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