



**CRANBURY ROAD, BERKSHIRE, RG30 2XB
OFFERS IN EXCESS OF £300,000 FREEHOLD**

A SPACIOUS TWO BEDROOM VICTORIAN TERRACE HOUSE A MILE FROM READING TOWN CENTRE

Reading | 0118 4022 300 | reading@winkworth.co.uk



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DESCRIPTION:

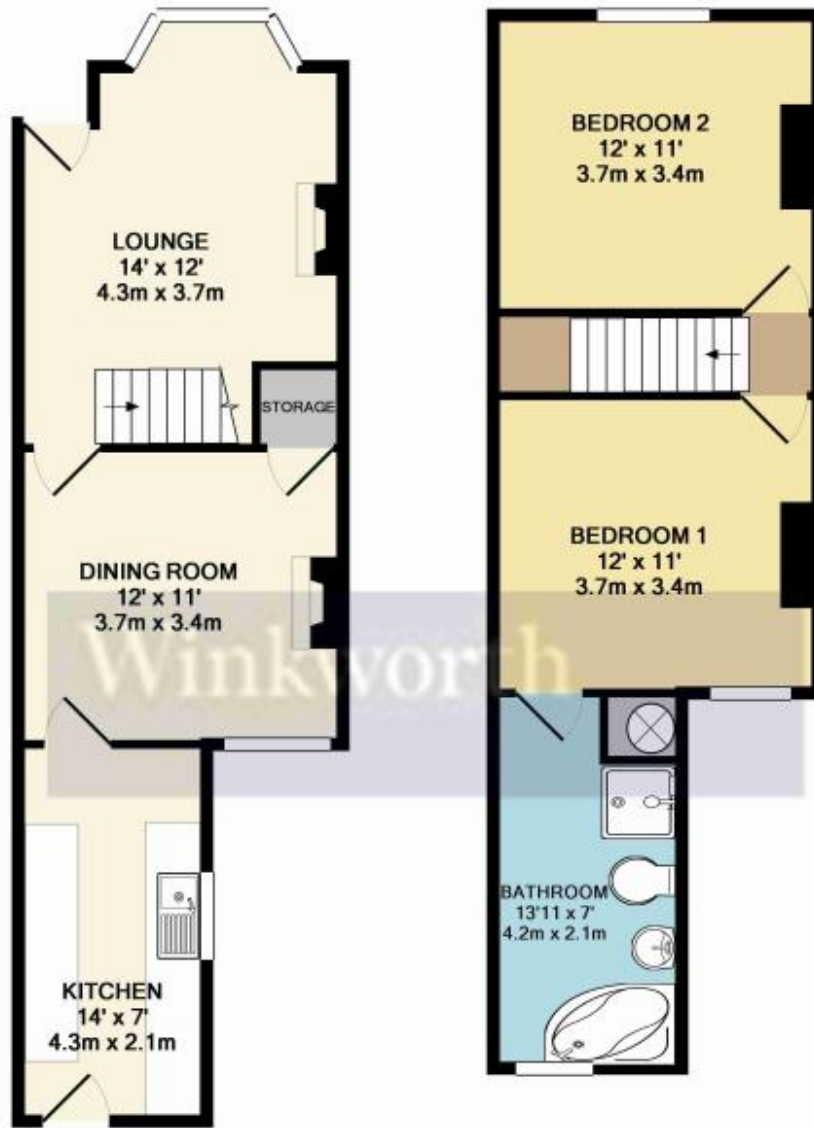
A well-presented two bedroom Victorian terrace house in this convenient location a mile from Reading town centre and close to a wealth of local amenities. The property has been recently decorated and new carpets fitted. Living accommodation comprises two reception rooms with original stripped floorboards and a modern fitted kitchen on the ground floor. On the first floor there are two double bedrooms both with new carpets and a generously sized bathroom with corner bath and separate shower. The property further benefits from a private terrace rear garden and is for sale with no chain complications. This well presented home would make a great first time purchase or investment.

AT A GLANCE

- A Two Bedroom Victorian Terrace House
- 1 Mile From Town Centre
- Redecorated Throughout
- New Carpets
- Two Reception Room
- First Floor Bathroom with Bath and Shower
- Private Rear Garden
- Permit Parking
- No Chain







GROUND FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 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
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: To be advised

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	53
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	66
EU Directive 2002/91/EC	

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