



**GLOUCESTER ROAD, BERKSHIRE, RG30 2TH**  
**£250,000 SHARE OF FREEHOLD**

**A CHARACTERFUL AND WELL PRESENTED  
TWO BEDROOM SPLIT LEVEL MAISONETTE A  
MILE FROM READING TOWN CENTRE.**

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## DESCRIPTION:

A characterful two bedroom split level maisonette located a mile from Central Reading offering great transport links and access to local amenities. Living accommodation is set over three floors with an entry hall on the ground floor. A lounge with dual aspect windows, fitted kitchen/breakfast room, bedroom and a generous bathroom on the first floor and a large double bedroom with built in wardrobes on the top floor. The property further benefits from gas central heating and on road permit parking. This lovely home would make an excellent first time purchase, investment or suit someone downsizing and is being sold with no chain complications.

## AT A GLANCE

- Period Conversion Set Over Three Floors
- Excellent Location Close to Amenities and Transport Links
- Two Bedrooms with Large Master on the Top Floor
- Kitchen/Diner
- Large Dual Aspect Living Room
- No Chain





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TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.8 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
57	69
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Share of Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** B

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.



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