



**CRANE WHARF, READING, BERKSHIRE, RG1
OFFERS IN EXCESS OF £350,000 FREEHOLD**

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, A
WONDERFUL OPPORTUNITY TO ACQUIRE THIS SUPERB
TWO/THREE BEDROOM VICTORIAN TERRACE COTTAGE
WITH DIRECT ACCESS ON TO THE RIVER KENNET**

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DESCRIPTION:

Situated in this prime, tucked away, town centre location and offered to the market with no onward chain, a rarely available extended two/three bedroom terrace cottage, offering a wealth of charm and enjoying direct access on to the River Kennet. The property is ideally set up for those who work from home with the extra reception room and optional third bedroom downstairs which has its own en suite. Reading Train Station is approximately a 5 minute walk which offers access to London Paddington in just over 20 minutes and which forms part of the Elizabeth Line (Cross Rail) linking Reading with London's City and Canary Wharf.

The superb well-appointed accommodation comprises of a sitting room, good sized kitchen/dining area, study/bedroom three which has its own en suite, whilst to the first floor there are two bedrooms which are complemented by a re-fitted bathroom.

The property is approached by a private road which serves access to the properties along Crane Wharf. There is off road parking to the front and there is a private decked area located directly on the River Kennett which is ideal for mooring a boat.

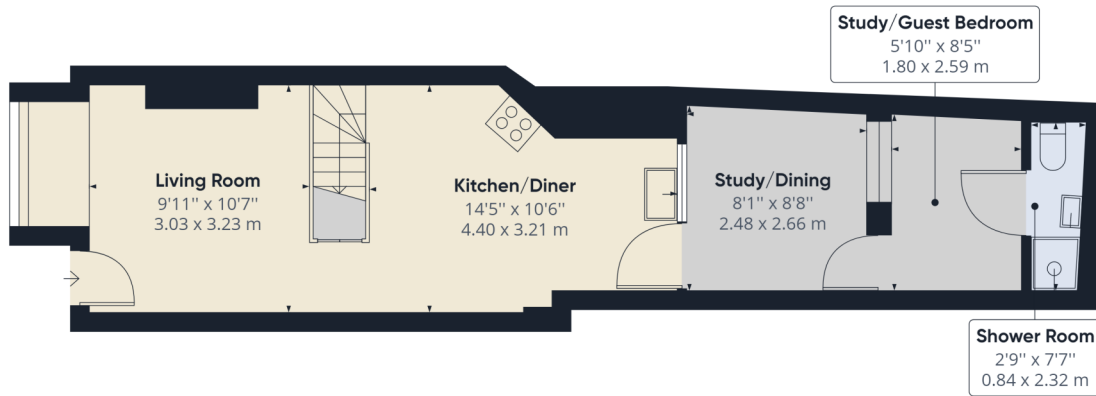
This wonderful home would make a superb first time purchase or perhaps suit someone coming down market who wants to enjoy a pleasant riverside location and yet have everything that the town centre offers on your doorstep.

AT A GLANCE

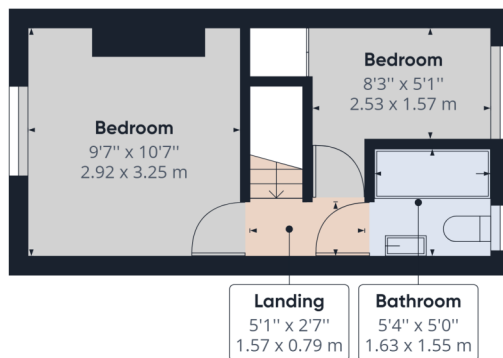
- No Onward Chain
- Prime Location
- Two/Three Bedrooms
- Two Bathrooms
- Direct Access On To The River Kennet
- Kitchen/Dining Area
- Sitting Room
- Parking
- Private Decked Area







Ground Floor



Floor 1

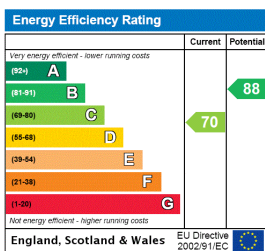
Approximate total area⁽¹⁾
609.71 ft²
56.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



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