



**FRANCIS STREET, READING, RG1
OFFERS IN EXCESS OF £350,000 FREEHOLD**

**AN IMMACULATE TWO PLUS ONE BEDROOM VICTORIAN
TERRACE HOUSE IN THIS CONVENIENT LOCATION A
SHORT WALK TO READING TOWN CENTRE**

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DESCRIPTION:

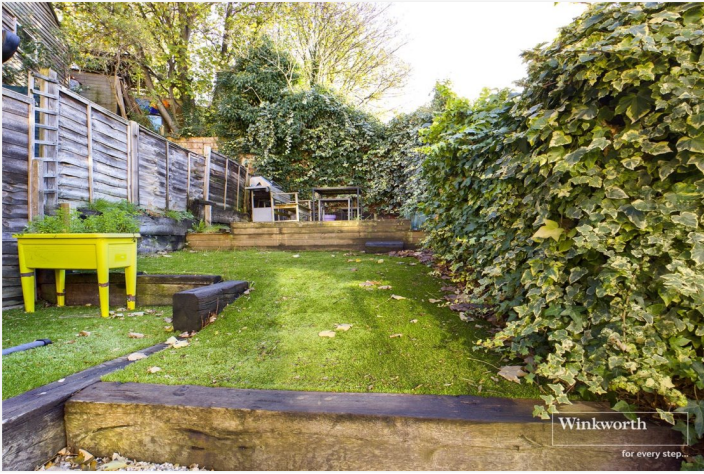
This re-furbished three bedroom Victorian terrace house is, in our opinion, one of the finest homes of its type in this convenient location a short walk to the Oracle shopping and entertainment complex and Reading Station. Finished to the highest of standards living accommodation is arranged over three floors with a delightful 25ft open plan living space on the ground floor which opens in to a contemporary kitchen complete with an Smeg oven and gas hob, integrated Miele slimline dishwasher and Neff washing machine. To the rear of the kitchen there is a modern bathroom suite with underfloor heating. A low maintenance tiered garden with artificial lawn and a raised deck perfect for entertaining can be accessed from the kitchen. On the first floor there are two double bedrooms both with built in wardrobes. The loft has been converted to create a third bedroom which is accessed via a staircase from the rear first floor bedroom. This third bedroom can be used as part of a split level bedroom/dressing room/study suite or even children's playroom/nursery. This well presented house would suit young professionals, make a great first time purchase or investment and is for sale with no chain complications.

AT A GLANCE

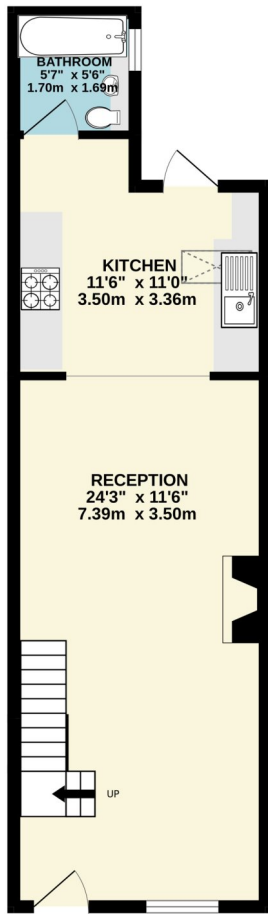
- A Re-furbished Two + One Bedroom Victorian Terrace
- Open Plan Ground Floor Living Space
- Contemporary Fitted Kitchen
- Modern Ground Floor Bathroom
- Two First Floor Bedrooms with Built in Wardrobes
- Loft Conversion/Bedroom 3 with Eaves Storage
- Low Maintenance Tiered Garden With Raised Deck
- No Chain



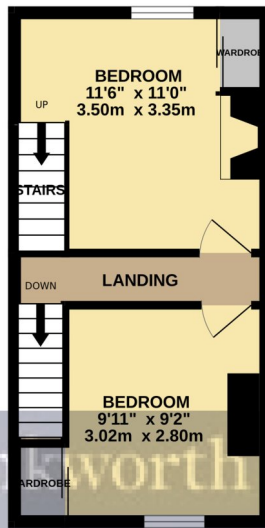




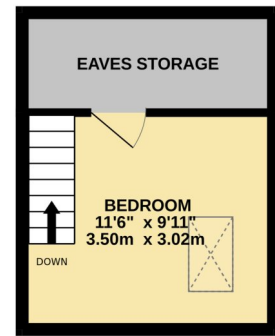
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



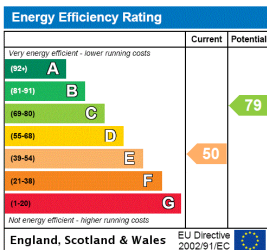
2ND FLOOR
166 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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.

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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