



**GOLDSMID ROAD, READING, BERKSHIRE, RG1  
OFFERS IN EXCESS OF £350,000 FREEHOLD**

**A WELL PRESENTED THREE BEDROOM 1930'S TERRACE  
HOUSE WITH A PRIVATE REAR GARDEN A SHORT WALK TO  
READING TOWN CENTRE AND TRAIN STATION**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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#### DESCRIPTION:

A well presented three bedroom 1930's terrace house in this convenient location a short walk to Reading Town Centre with its excellent selection of shops, bars, restaurants and cafes. Reading Station, which features on London's tube networks with Crossrail and the Elizabeth Line, and with its direct link to London Paddington in just over twenty minutes is also just 0.8 miles away. Reading West Station is also a short walk. The property is entered from a front yard into an entrance hall off which there is a living room with a bay window and a generous kitchen/diner with underfloor heating and French doors opening onto a rear garden measuring approximately 50ft in length. The kitchen was replaced in 2016 and knocked through into the original dining room by the current owners to create an exceptional space for cooking and entertaining. This spacious room boasts a tiled floor and designer fitted kitchen complete with an integrated Smeg oven and hob and Siemens dishwasher. On the first floor there are three bedrooms and a re-fitted bathroom with designer sanitaryware and underfloor heating. The property has undergone many improvements by the current owners including a full rewire, the kitchen and bathroom, replacement double glazed windows, French doors to the rear, a new front door and replacement flooring throughout all of which were done between 2016 and 2017. Furthermore the central heating system which has been serviced annually was fitted in 2015. Whilst located on the edge of the Town Centre the property is set in a quiet road and would make an excellent first time purchase, second home or investment and is for sale with no chain complications.

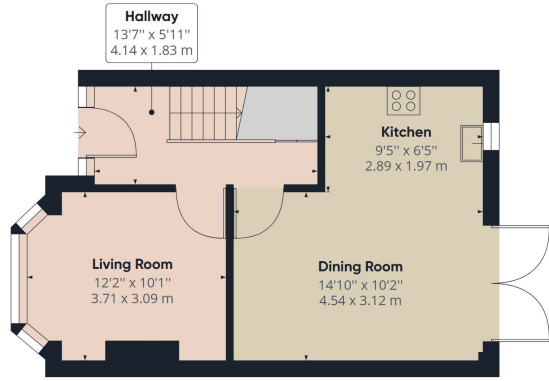
#### AT A GLANCE

- Three Bedroom 1930's Terrace
- Quiet Edge of Town Centre Location
- Lounge
- Fitted Kitchen/Diner Replaced in 2016
- First Floor Shower Room Fitted in 2016
- Electrics Rewired in 2016
- Private Rear Garden
- Replacement Double Glazing and Doors (2016/17)
- No Chain

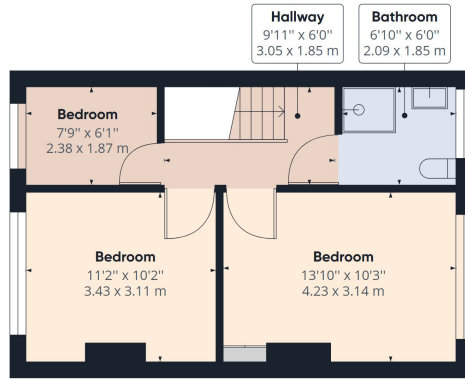








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

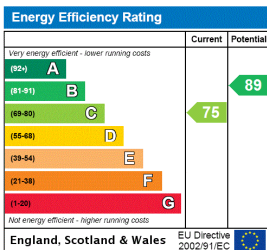
808.32 ft<sup>2</sup>  
75.09 m<sup>2</sup>

(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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