



Bespoke
ESTATE AGENTS

36 Norton Road, Reading
In Excess of £270,000



36 Norton Road

Reading, Reading

Charming 2-bed Victorian terraced house in East Reading, with modern updates & classic features. Ideal for first-time buyers or investors. Double bedrooms, 2 receptions, refitted kitchen & bathroom, double glazing, central heating. Private rear garden with patio. On-street parking with resident's permit. Ready to be personalised.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain Complications
- Two Double Bedrooms
- Classic Victorian Terrace
- Refitted Kitchen
- Refitted Bathroom
- Double Glazing & Central Heating with Refitted Boiler
- Enclosed Private Rear Garden
- East Reading Location
- Excellent First Time or Buy To Let
- Two Reception Rooms

Entrance Hall

Accessed via replacement composite double glazed front door, stairs to first floor landing, doors to living room and dining room.

Living Room

10' 3" x 7' 6" (3.12m x 2.29m)

Front aspect via double glazed window, radiator, feature fire surround.

Dining Room

11' 1" x 10' 2" (3.38m x 3.10m)

Rear aspect via double glazed window, built in understairs storage cupboard, further built in storage cupboard, radiator. Door to kitchen.

Kitchen

7' 5" x 6' 4" (2.26m x 1.93m)

A recently refitted kitchen, with double glazed window and door to side. Fitted with a range of matching eye and base level units, work tops over, tiled splash backs. Inset single drainer sink unit, built in oven and hob with hood over, space and plumbing for washing machine, further appliance space, door to bathroom.

Bathroom

Side aspect via double glazed window. A recently refitted white suite with enclosed bath, mixer taps and shower attached mover, tiled wall surrounds, wash hand basin, W.C., wall mounted Worcester Bosch boiler.

Landing

Doors to bedrooms.

Bedroom One

11' 2" x 10' 3" (3.40m x 3.12m)

Front aspect via double glazed window, built in storage cupboard, radiator.





Bedroom Two

11' 1" x 10' 3" (3.38m x 3.12m)

Rear aspect via double glazed window, radiator, built in storage cupboard.

Front Garden

Path to front door, enclosed by brick wall.

Garden

An enclosed, private garden with patio area leading onto lawned garden.

Permit

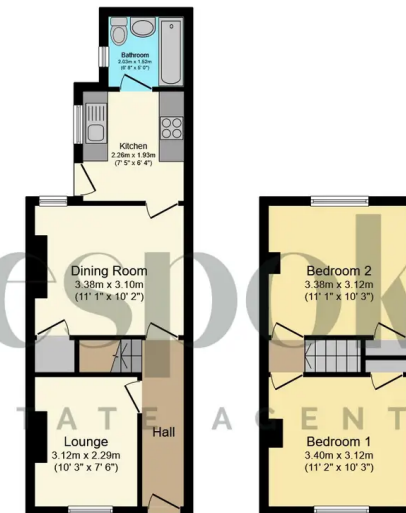
There is on street parking, with permit provided to residents, and time bound restrictions to visitors.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 71 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92+) | A | | 70 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Ground Floor Floor area 36.0 m² (387 sq.ft.)

First Floor Floor area 24.6 m² (265 sq.ft.)

TOTAL: 60.6 m² (652 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io