



**Bespoke**  
ESTATE AGENTS

113 St. Georges Road, Reading  
Guide Price £325,000



## 113 St. Georges Road

Reading, Reading

Impressive 3-bed mid-terraced property on sought-after West Reading Road with wider design. Versatile living spaces, spacious bedrooms, ample storage, conservatory, large rear garden with outbuilding. Convenient location with easy access to amenities and Prospect Park. Ideal for a thriving community lifestyle.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Spacious & Separately Approached Bedrooms
- Conservatory
- Two Reception Rooms
- Fitted Kitchen
- Wider Design of A Classic Victorian Terrace
- Larger Than Average Rear Garden With Brick Out Building
- Sought After West Reading Road
- No Onward Chain Complications
- Bathroom With Separate W.C
- Easy Access To Town Via Tilehurst Road & Oxford Road

### Entrance Hall

Access via replacement double glazed upvc front door, stairs to first floor landing, door to dining room.

### Living Room

12' 8" x 11' 0" (3.86m x 3.35m)

Front aspect via feature double glazed bay window, feature fireplace with electric living flame effect fire, radiator, large square arch opening to dining room.

### Dining Room

12' 0" x 11' 5" (3.66m x 3.48m)

Rear aspect via French doors to conservatory, built in understairs storage cupboard, radiator, built in storage cupboard, door to kitchen.

### Conservatory

14' 0" x 6' 9" (4.27m x 2.06m)

A brick and upvc constructed room, with door to rear garden and further door to inner hall.

### Kitchen

10' 6" x 7' 7" (3.20m x 2.31m)

A fitted kitchen with a range of matching eye and base level units, work tops over with tiled splash backs, built in oven and hob, hood over. Space and plumbing for washing machine. Window to side, door to inner hall.

### Inner Hall

Door to conservatory, W.C. and bathroom.

### Cloakroom

Side aspect via double glazed window, radiator. W.C.

### Bathroom

Rear aspect via double glazed window. A fitted white suite with enclosed bath, shower over and tiled wall surrounds, hand basin with tiled splash backs, radiator.

### First Floor Landing

Doors to bedrooms and access to loft.





### Bedroom One

14' 5" x 10' 9" (4.39m x 3.28m)

Front aspect via twin picture windows, radiator, built in wardrobe.

### Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m)

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

### Bedroom Three

14' 0" x 7' 7" (4.27m x 2.31m)

Rear aspect via double glazed window, radiator.

### Garden

A particular feature of this wonderful property is the private and enclosed rear garden, extending in excess of 80' in length. With blocked paved patio area immediately to the rear of the property, which leads onto further lawned area with various shrubs. Located at the very end of the garden is an extremely useful and sizeable brick built storage outbuilding, with a bit of work and imagination could be transformed into something spectacular.

### Front Garden

Enclosed by brick wall, path to front door and being low maintenance as laid to shingle.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	52	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

