



Bespoke 8 Auckland Road, Earley, Reading
ESTATE AGENTS £315,000



8 Auckland Road

Reading, Reading

Charming 3-bed terraced house in RG6 with versatile layout, no onward chain. Two reception rooms, traditional-period design, private garden. Ideal for town amenities, close to Reading University, schools. Perfect for investors or families seeking comfort, character, and convenience in a historic location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Separate Approached Bedrooms
- Desirable RG6 Postcode
- Enclosed Rear Garden
- Two Reception Rooms
- No Onward Chain
- Convenient Location For Access To Town
- Desirable Catchment Area for Schools
- Easy Access To Reading University
- Buy to Let Investors or Owner Occupiers
- Period Property With Feature Fireplaces

Entrance Hall

Access via front door, doors to living room and dining room, built in under stairs storage cupboard.

Living Room

14' 4" x 8' 0" (4.37m x 2.44m)

Front aspect via feature box bay, feature fireplace, radiator.

Dining Room

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

Rear aspect, door to kitchen and door giving access to stairs to first floor landing, radiator, feature fire place.

Kitchen

7' 7" x 7' 0" (2.31m x 2.13m)

Side aspect. Fitted with eye and base level units, work tops with inset sink, domestic appliance space, door to inner hall.

Inner Hall

Door to garden, door to bathroom.

Bathroom

A fitted white suite with enclosed bath, shower attachment over, W.C. wash hand basin with tiled splash backs.

Landing

Doors to all bedrooms.

Bedroom One

11' 3" x 11' 0" (3.43m x 3.35m)

Front aspect, radiator, feature fireplace.

Bedroom Two

10' 5" x 8' 0" (3.18m x 2.44m)

Rear aspect, radiator.

Bedroom Three

11' 8" x 7' 0" (3.56m x 2.13m)

Rear aspect, radiator, feature fireplace.





GARDEN

A low maintenance garden being mainly artificial lawn, gravel patio area.

On street

Auckland Road is a residents permit parking controlled area, residents parking permits for up to two cars, are obtainable from RBC with a small annual charge, as are permits for visitor parking.





Ground Floor Floor area 38.3 m² (413 sq.ft.)
First Floor Floor area 33.8 m² (363 sq.ft.)

TOTAL: 72.1 m² (776 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E		52
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	