



Bespoke
ESTATE AGENTS

84 Amity Road, Reading

Guide Price £315,000



84 Amity Road

Reading, Reading

Refurbished 2-bed terraced house w/ modern finishes & period charm. Two reception rooms, feature fireplaces, stunning bathroom. Longer garden ideal for relaxation. Conveniently located, close to amenities & schools. Low-maintenance garden. Permit parking available. Ideal for first-time buyers or landlords.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Recently Refurbished With Beautiful Finish
- Ideal for First Time Buyers or Buy To Let Landlords
- Two Reception Rooms
- Stunning First Floor Bathroom
- Feature Fireplaces
- Longer Than Average Garden
- Two Double Bedrooms
- No Onward Chain Complications
- Close To Local Amenities & Easy Access To Central Reading
- Gas Central Heating & Double Glazing

Canopied Porch

Front door gives access to Living Room

Living Room

11' 6" x 10' 6" (3.50m x 3.20m)

Front aspect via double glazed window, feature exposed brick fire surround, radiator, wood effect laminate flooring.

Inner Hall

Built in understairs storage cupboard, access to Dining Room.

Dining Room

11' 6" x 10' 6" (3.50m x 3.20m)

Rear aspect via double glazed window, radiator, feature exposed brick fireplace, access to kitchen, radiator, wood effect laminate flooring. Stairs to first floor.

Kitchen

11' 11" x 6' 2" (3.62m x 1.87m)

A modern, refitted kitchen with a range of matching eye and base level units, work tops over with inset sink unit, built in oven and hob with hood over. Space for domestic appliances, wall mounted gas fired boiler for central heating. Side aspect via double glazed window, door to garden (not double glazed)

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 6" x 10' 6" (3.50m x 3.20m)

Front aspect via double glazed window, feature fire original place, recess for wardrobe, radiator.

Bedroom Two

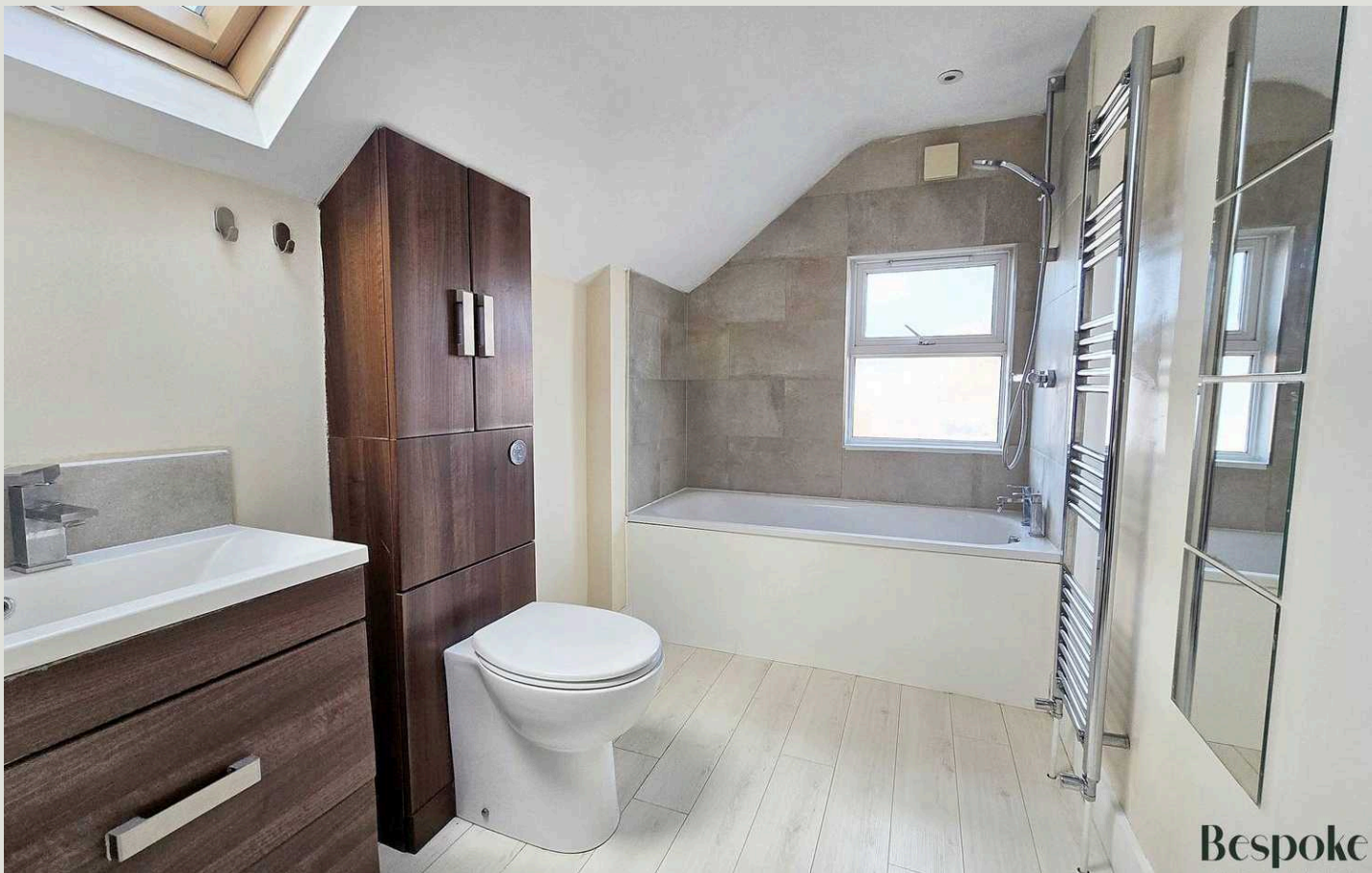
10' 9" x 8' 2" (3.28m x 2.50m)

Rear aspect via double glazed window, feature original fire surround, radiator.

Bathroom

A simply stunning, refitted bathroom. Dual aspect with Velux window to side, further window to rear. Enclosed bath with shower over and contrasting tiled wall surround. Vanity unit with inset wash hand basin with tiled upstand and storage under, matching unit with furth storage and concealed cistern W.C. Built in storage cupboard, towel rail.





FRONT GARDEN

A low maintenance garden, enclosed by brick wall, with original tile path to front door, remainder is mainly gravelled.

GARDEN

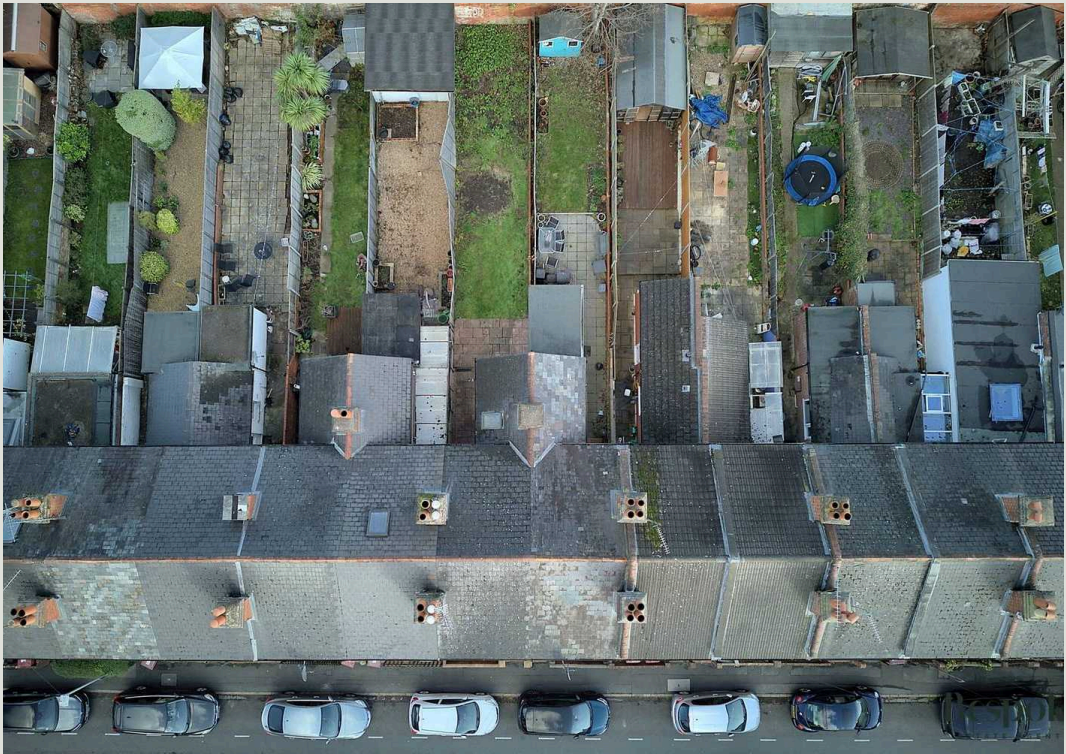
A good size, enclosed garden with pave patio area, leading on to mainly laid to lawn garden.

PERMIT

1 Parking Space

Amity Road is part of the permit parking area, there is on-street parking that requires residents and visitors permits. These area available via Reading Borough Council, up tp two permits per house at a small annual cost. Households can apply for 2 free books of 20 visitor permits (in a 12 month period) and additional books at a cost, if required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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



TOTAL: 65.0 m² (699 sq.ft.)

This floor plan is for illustrative purposes 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