



31 Audley Street, Reading, RG30 1BP
Guide price £350,000 Freehold

- **THREE BEDROOMS**
- **REFITTED KITCHEN**
- **360 VIRTUAL TOUR**
- **OPEN PLAN LIVING/DINING ROOM**
- **LEAN TO STORAGE AREA**
- **REFITTED BATHROOM**
- **PRIVATE GARDEN**

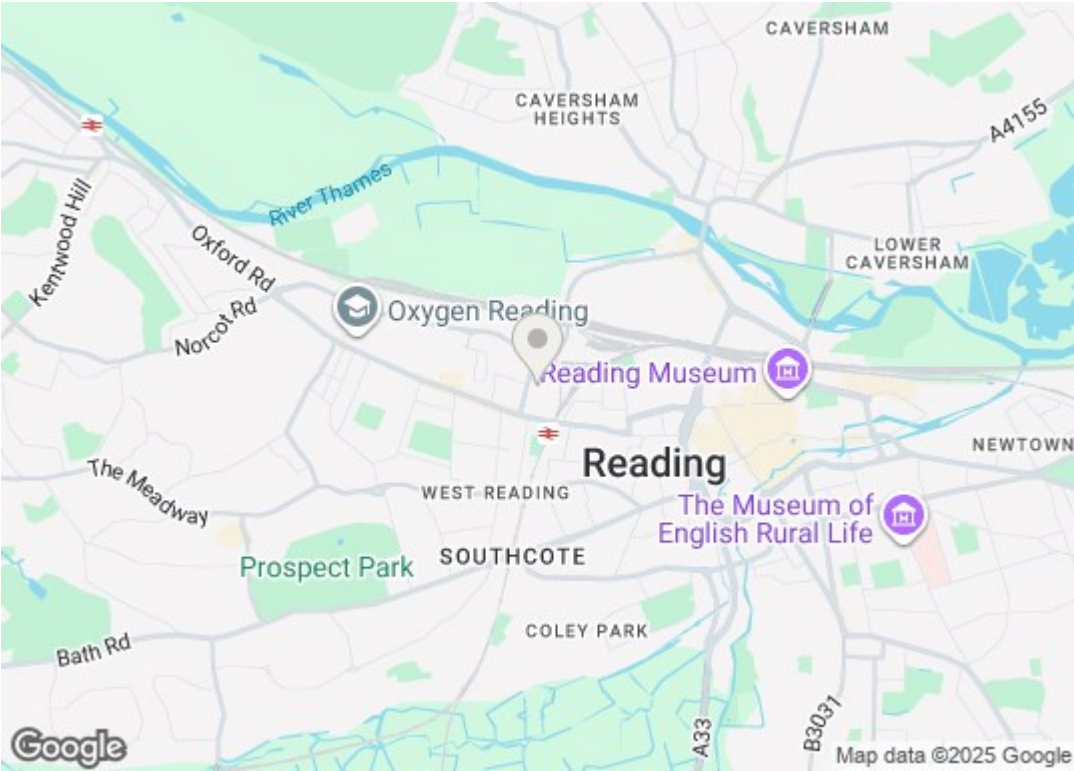
VP - Presented to the market in the vibrant town of Reading, this charming terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a welcoming home.

Upon entering, you are greeted by an inviting open-plan living and dining room, which creates a spacious and airy atmosphere, ideal for both relaxation and entertaining. The refitted kitchen is a standout feature, providing modern appliances and ample storage, making meal preparation a pleasure.

The property boasts a thoughtfully refitted bathroom, ensuring a contemporary feel and functionality.

Location is key, and this home does not disappoint. It is situated close to a variety of amenities, including shops and eateries, ensuring that daily necessities are just a short stroll away. Excellent bus routes are nearby, providing easy access to the wider Reading area, while local parks offer a lovely green space for outdoor activities and leisurely walks. Walking distance to Reading West train station.

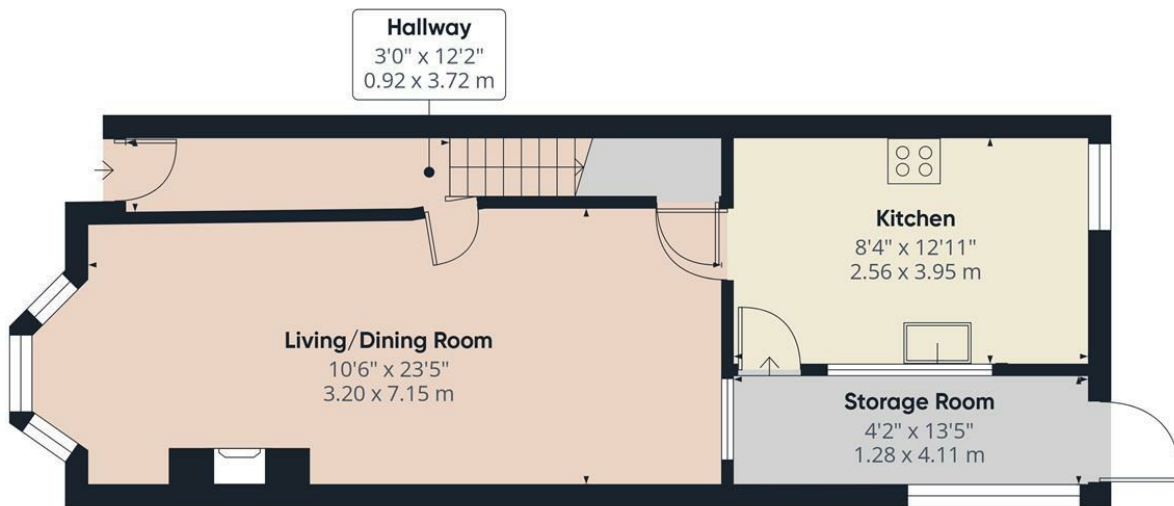
Council tax band - C



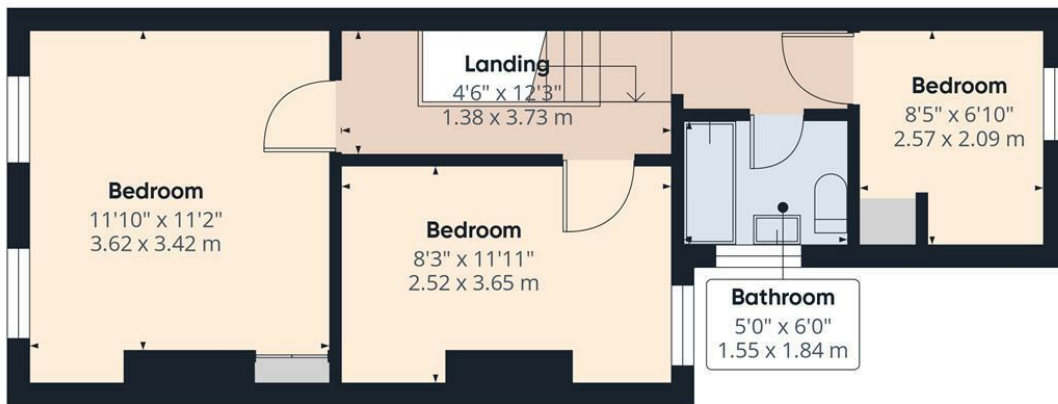
ADDITIONAL INFORMATION

DIRECTIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales		EU Directive 2002/91/EC



Ground Floor



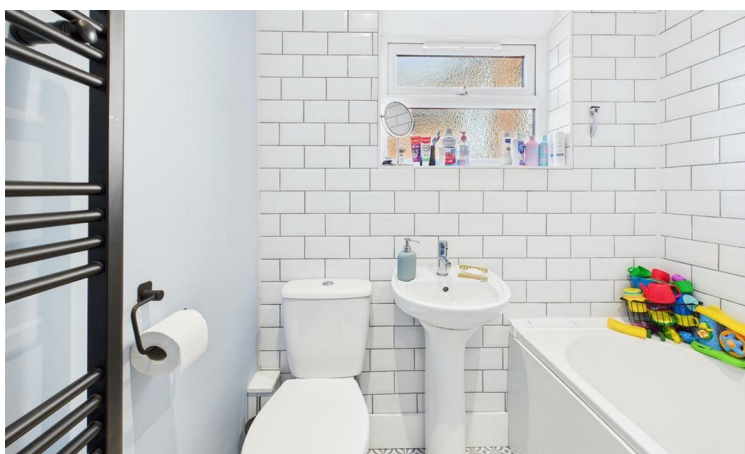
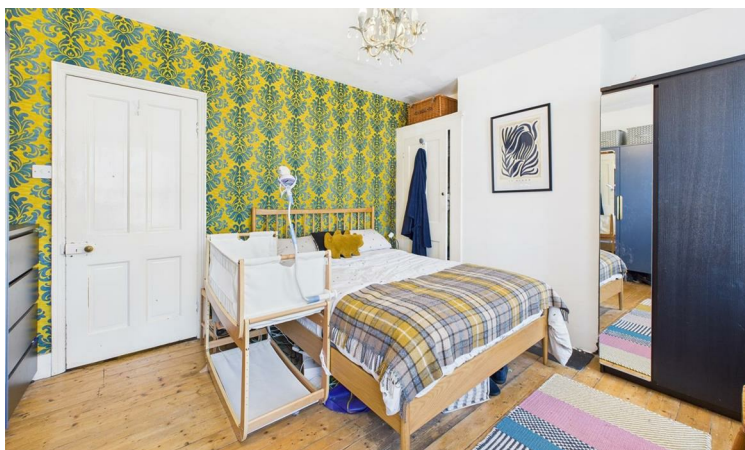
Floor 1

Approximate total area⁽¹⁾
843 ft²
78.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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