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Connaught Road, Reading,

Guide price £300,000

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Key Features

- > Two Double Bedroom Terrace House
- > Freehold
- > Council Tax Band - C
- > EPC Rating - D
- > Extended Kitchen
- > First Floor Bathroom

Character bay fronted terrace house which would provide the ideal first time or investment purchase. Well presented throughout, the accommodation to the ground floor comprises of two separate reception rooms and an impressive extended kitchen. To the first floor there are two double bedrooms, the main has a door to a dressing room/study which in turn leads to the bathroom. Outside to the rear you will find a good-sized and private garden.

The property is well located in the popular area of West Reading with easy access to local amenities including bus services, schools and West Reading railway station.



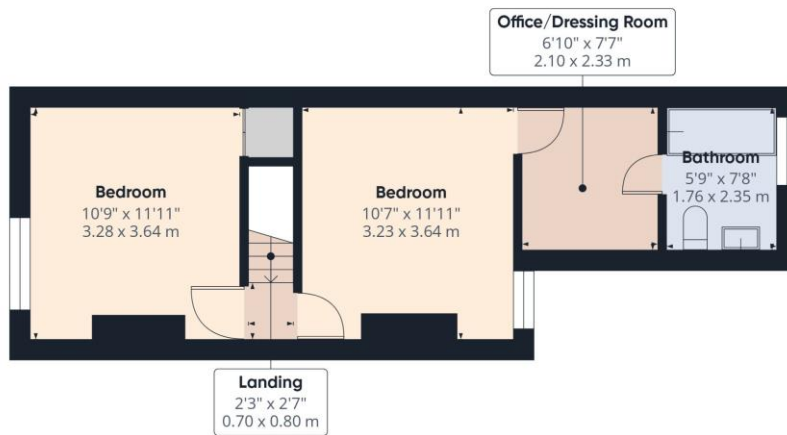
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



Floor 1

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Property & Finance

Approximate total area⁽¹⁾
733 ft²
68.1 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.

GIRAFFE 360



Contact us today to arrange a viewing...

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www.belvoir.co.uk

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