



SHERWOOD STREET

Sherwood Street, Reading, Berkshire, RG30 1LF

£335,000

Walmsley



## Sherwood Street, Reading, Berkshire, RG30 1LF

Offered to the market is, in our opinion, this very well-presented Victorian end-of-terrace property, conveniently located to the west of Reading town centre. The internal accommodation includes an entrance hall, sitting room, and a separate dining room with under stairs cupboard. The modern high-gloss kitchen is fitted with an integrated hob and oven, and there is a useful utility room with plumbing for a washing machine and a side door providing access to the garden. The bathroom has been refitted and features a modern suite with a shower over the bath. Upstairs, there are three bedrooms arranged in a 2+1 layout. Externally, the property benefits from a low-maintenance rear south facing garden with a patio seating area, an area of artificial lawn, and a side pedestrian access gate.

The property has an EPC rating of D and falls under Council Tax Band B. Viewing is highly recommended. The property is ideally positioned within easy reach of a variety of local amenities, including shops, supermarkets, cafés, restaurants, and traditional pubs. It also benefits from excellent transport links, with Reading WWest Train Station nearby and multiple frequent bus services providing easy access into the town centre and beyond.

<https://moverly.com/sale/8DFhxzhgGm4hYEw11fPIV7/view>

## Tenure - Freehold





- End of terrace period home
- Excellent condition
- Two reception rooms
- Modern kitchen and bathroom
- Rear pedestrian access
- Three bedrooms (2+1)



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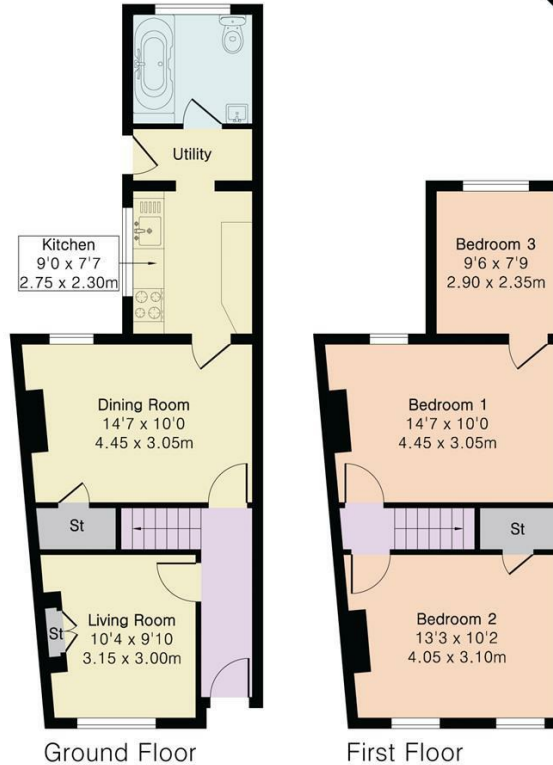




**Approximate Gross Internal Area 865 sq ft - 80 sq m**

Ground Floor Area 472 sq ft - 44 sq m

First Floor Area 393 sq ft - 36 sq m



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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