



**Belmont Road
Reading, Berkshire RG30 2UX**

Chain Free £310,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: IDEAL FRIST TIME BUY OR RENTAL INVESTMENT. Situated on this quite road that is within easy reach of Reading West train station and local shops is this light and airy mid terraced house. The property boasts three double (two plus one) bedrooms on the first floor. On the ground floor there is a bay fronted living room, dining room, kitchen and a modern bathroom. To the rear there is an easy to maintain garden. To appreciate the space on offer call now to view.

Belmont Road, Berkshire RG30 2UX

- Chain free
- Bay fronted living room
- Kitchen & modern bathroom
- Residents parking on street
- Council tax C
- Three double bedrooms
- Dining room & understairs storage
- Easy access to Reading West train station
- EPC rating TBC
- Easy to maintain garden

Living room

12'3 x 12'2 (3.73m x 3.71m)



A light and airy living room with a double glazed bay window to the front, wood effect flooring, stairs to the first floor and arch way to the dining room.

Dining room

12'2 x 10'10 (3.71m x 3.30m)



A good sized room with a door and double glazed window to the garden, wood effect flooring, under stairs storage and doorway to the kitchen.

Kitchen

8'5 x 7'7 (2.57m x 2.31m)



A good sized kitchen with ample wall and base units with a double sink and drainer, recesses for the oven, hob, washing machine and fridge freezer. Splash backs, tiled floor window to the side and door to the bathroom.

Bathroom

7'7 x 5'0 (2.31m x 1.52m)



A modern bathroom comprising of a paneled bath with a wall mounted shower, wash hand basin, WC, tiled floor, part tiled walls and two windows to the rear.

Landing

Carpeted, doors to:

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Bedroom one

12'2 x 10'11 (3.71m x 3.33m)



A good sized room with two double glazed window to the front, ample space for wardrobes and a cupboard with loft access.

Bedroom three

14'4 x 7'7 (4.37m x 2.31m)



A good sized room with a double glazed window to the rear and a cupboard housing the gas boiler, ample space for wardrobes.

Bedroom two

12'2 x 10'11 (3.71m x 3.33m)



A light and airy room with a double glazed window to the garden, carpeted, space for wardrobes and a door to bedroom three.

Garden



An easy to maintain paved garden that is perfect for summer entertaining.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Gas. Mains

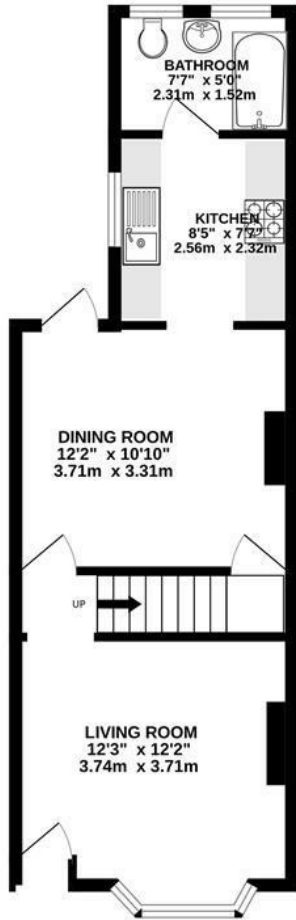
Broadband. Ofcom-Ultrafast

Mobile phone: The owners are not aware of any mobile coverage restrictions.

Flooding. The owners have confirmed the property has not flooded in the last 5 years.

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

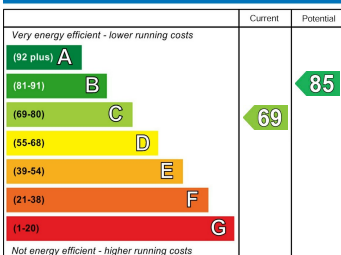
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

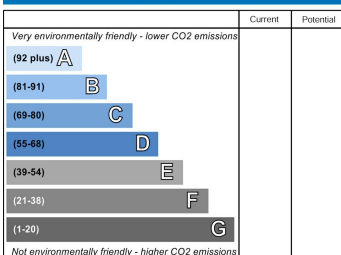
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

