



**Swansea Road
Reading, Berkshire RG1 8HA**

Chain Free £395,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT (Currently receiving £2317PCM) Located only moments from the picturesque River Thames, Reading train station and the Elizabeth line with the fast links to London is this larger than expected mid terraced house. The property is laid out over three floors and offers flexible living space. The property boasts three bedrooms, two reception rooms, three bathrooms and a kitchen. To the rear there is an easy to maintain garden that is ideal for summer entertaining. To appreciate the space on offer call now to view.

Swansea Road, Berkshire RG1 8HA

- Chain free
- Two / three bedrooms
- Two reception rooms
- Bay fronted period house
- Council tax C
- Ideal first time buy or buy to let
- Three bathrooms
- Easy access to central Reading
- Good sized kitchen
- EPC rating D

Hallway

A good sized hallway with wood effect flooring, stairs to the first floor and doors to:

Bedroom three / Living room

12'2 x 8'10 (3.71m x 2.69m)



A light and airy room with a double glazed bay window to the front

Dining room

12'3 x 10'1 (3.73m x 3.07m)



A good sized room with a double glazed window to the garden, understairs storage and door way to the kitchen

Kitchen

10'11 x 6'11 (3.33m x 2.11m)



A good sized kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, recess for the oven, hob, washing machine and fridge freezer. Tiled floor, window to the side and door to the garden.

Bathroom

9'10 x 6'7 (3.00m x 2.01m)



Comprising of a paneled bath WC, wash hand basin, low level WC, part tiled walls and a frosted window to the rear.

First floor landing

Carpeted and doors to:

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Bedroom one

12'0 x 10'2 (3.66m x 3.10m)



A good sized room with two double glazed windows to the front, carpeted, stairs to the loft room and door to the en suite

En-suite

Comprising of a shower, wash hand basin and a macerator WC.

Loft room

14'3 x 12'1 (4.34m x 3.68m)



A light and airy room with a Velux window to the rear and eaves storage.

Bedroom two

12'1 x 10'1 (3.68m x 3.07m)



A light and airy room with ample space for wardrobes, double glazed window to the rear and a door to the ensuite

En-suite

10'11 x 6'7 (3.33m x 2.01m)



A good sized bathroom comprising of a shower, WC, washing hand basin, cupboard housing the boiler and a window to the rear.

Garden



An easy to maintain garden that is ideal for summer entertaining.

Services

Water. Mains

Drainage. Mains

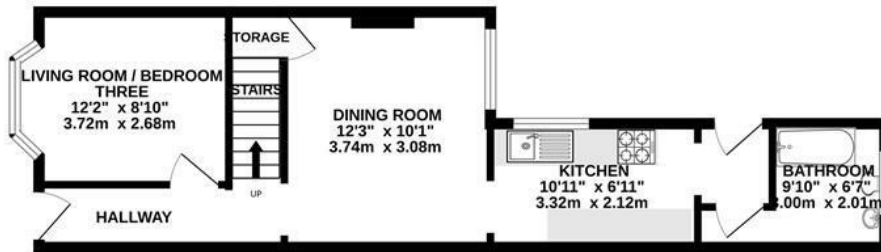
Electricity. Mains

Heating. Gas

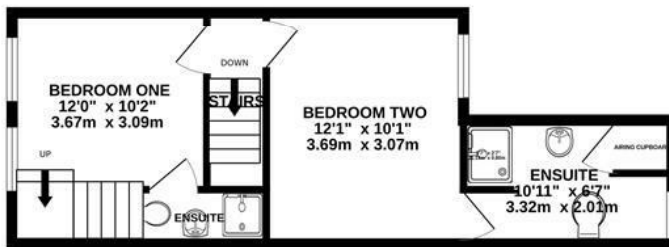
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

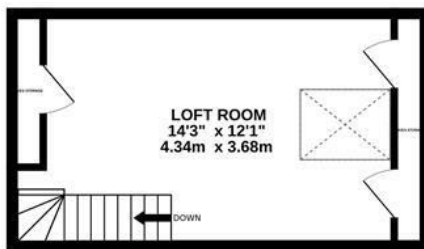
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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.
Made with Metropix C2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Current		Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

