



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

Chain Free £259,995

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Offering easy access to the center of Reading is this good sized mid terraced house. The property does require some internal updating. The property boasts three bedrooms (two plus one) on the first floor. On the ground floor there are two reception rooms, kitchen and a bathroom. To the rear there is a good sized garden that ideal for summer entertaining. To appreciate the space on offer call now to view.

Sherwood Street, Berkshire RG30 1LF

- Chain free
- Three bedrooms (two plus one)
- In need of updating
- Cast iron fire place
- EPC rating D
- Mid terraced house
- Bathroom & Bathroom one)
- Two reception rooms
- Easy access to Central Reading
- Council tax band B

Living room

12'8 x 10'1 (3.86m x 3.07m)



A good sized living room with a double glazed window the front and stairs to the first floor.

Dining room

12'8 x 10'1 (3.86m x 3.07m)



Offering views to the garden is this light and airy room, storage and door way to the kitchen

Kitchen

9'1 x 7'6 (2.77m x 2.29m)



Wall and base units with roll top work surfaces, inset sink and drainer four ring hob, oven, recess for washing machine and fridge freezer. Window to the side.

Bathroom

6'9 x 5'7 (2.06m x 1.70m)



Comprising of a panelled bath, WC and wash hand basin. Tiled floor and a window to the rear.

Landing

Carpeted and door to:

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Bedroom one

12'7 x 10'1 (3.84m x 3.07m)



A good sized room with fitted wardrobe and two windows to the front and a feature fire place.

Bedroom two

12'8 x 10'0 (3.86m x 3.05m)



Offering views over the garden is this good sized room with ample space for wardrobes. Door to bedroom three

Bedroom three

8'10 x 7'10 (2.69m x 2.39m)



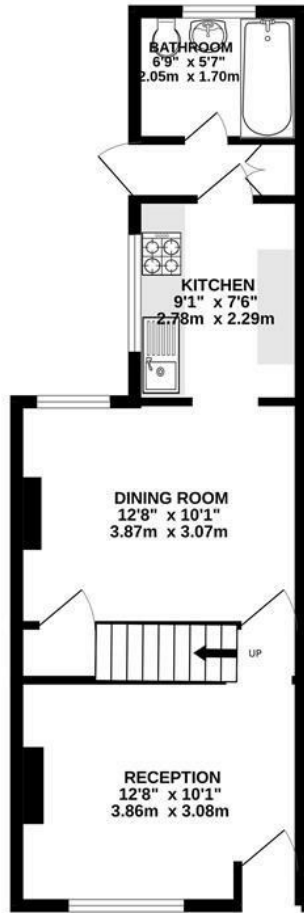
Carpeted, wall mounted boiler and a window to the rear.

Garden



A good sized garden that has a patio area that is ideal for summer entertaining.

GROUND FLOOR
418 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		

