



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Belmont Road
Reading, RG30 2UX**

Chain Free £315,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Located in a popular west Reading location, the property offers easy access to local amenities, schools, and transport links is this well presented bay fronted period home. The property boasts 2/3 bedrooms and a modern bathroom on the first floor. On the ground floor there is bay fronted living room, dining room, modern kitchen and a modern bathroom. To the rear there is an easy to maintain garden that is ideal for summer entertaining. Call now to view.

Belmont Road, RG30 2UX

- Chain free
- Two stylish bathrooms
- Dining room
- Easy to maintain garden
- EPC rating D
- Two / three bedrooms
- Bay fronted living room
- Modern kitchen
- Easy access to local amenities and transport
- Council tax band C

Hallway

Laminate wood flooring, stairs to the first floor and doors to:

Living room

12'11 x 8'9 (3.94m x 2.67m)

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

Dining room

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



A good sized room, carpeted, under stairs storage cupboard and door to the kitchen.

Kitchen

7'9 x 7'3 (2.36m x 2.21m)



A modern kitchen with ample wall and base units with roll top work surfaces. Inset sink and drainer, four ring gas hob, oven, extractor. Recess for washing machine and fridge freezer, tiled floor, window to the side, wall mounted boiler, door to the bathroom and door to the garden.

Bathroom

7'7 x 5'7 (2.31m x 1.70m)



A modern bathroom comprising of a paneled bath, WC, wash hand basin, heated towel rail, window to the rear. Tiled walls and floor.

Landing

Carpeted, doors to:

Bedroom one

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



A good sized room with two windows to the front, carpeted, loft access, ample space for wardrobes and a door to bedroom two.

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Bedroom two

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



A good sized room with a double glazed window to the rear, cast iron feature fire place and door to bedroom three.

Bedroom three / dressing room

8'11 x 7'9 (2.72m x 2.36m)



A good sized room currently being used as a dressing room, carpeted, window to the side and door to the bathroom

Bathroom

7'7 x 3'11 (2.31m x 1.19m)



A modern bathroom comprising of a paneled bath, WC, wash hand basin, towel rail and a frosted window to the rear. Tiled floors and walls.

Garden



An easy to maintain garden that is paved with shrub borders. The garden is partially covered to allow outdoor entertaining all year round.

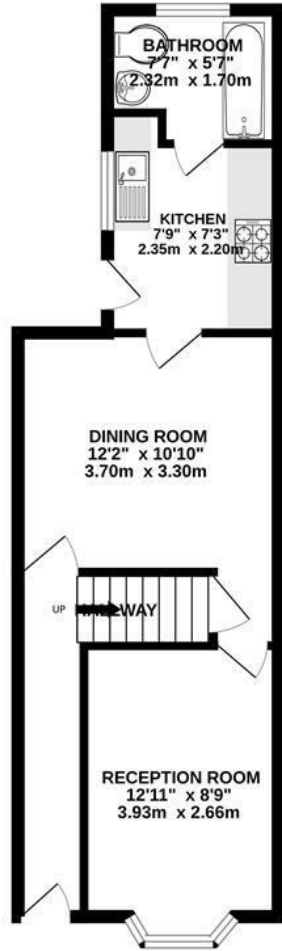
Services

Water: Mains
Drainage: Mains
Electric: Mains
Heating: Gas

Mobile Phone: The vendor is not aware of any specific restrictions on mobile phone coverage

Broadband. Superfast, obtained from Ofcom

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



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	57	
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		

