

**Elgar Road  
Reading, Berkshire RG2 0BN**

**£425,000**

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £425,000 to £450,000: Set within this sought after area of Reading that offers easy access to both the Oracle shopping center and Reading mainline station with its fast links to London is this stylish riverside period house that has an abundance of character and charm. The property is laid over four floors to offer flexible accommodation and has three double bedrooms, a large stylish bathroom and a guest WC. There are two reception rooms and a modern kitchen. In addition there is a south facing roof terrace, garden and decked area with mooring rights and direct access to the river Kennet. To appreciate the space and style on offer call now to view.

- Three double bedrooms
- Two receptions rooms
- River Kennet views with mooring rights
- Wood flooring and numerous period features.
- Council tax band C
- Large stylish bathroom
- Modern kitchen
- South facing garden and roof terrace
- Easy access to central Reading
- EPC rating D

### Hallway

A good sized hallway with solid wood flooring, period features, stairs to the 1st floor and doors to:

### Bedroom three

9'11 x 9'10 (3.02m x 3.00m)



A light and airy room to the front with a double glazed window to the front, solid wood flooring, cupboard housing the boiler and fitted cupboards.

### Dining room

12'9 x 10'8 (3.89m x 3.25m)



A good sized room with a double glazed door to the south facing roof terrace, solid wood flooring, cast iron feature fire place and stairs to the lower ground.

### Roof terrace

12'9 x 5'1 (3.89m x 1.55m)



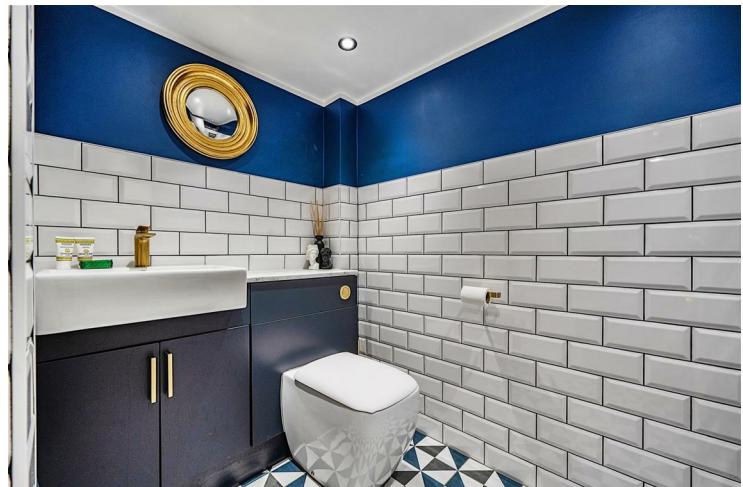
A good sized south facing terrace with views over the garden and the river to the rear.

### Basement landing

Wood flooring, steps to the living room and door to the WC

### WC

7'1 x 4'2 (2.16m x 1.27m)



Comprising of a WC, wash hand basin, heated towel rail, tiled floor and ceiling spot lights

**Living room**

12'9 x 10'5 (3.89m x 3.18m)



A good sized room with wood flooring, feature fire place, recessed alcove and archway to the kitchen.

**Kitchen**

12'10 x 7'10 (3.91m x 2.39m)



A modern kitchen with ample wall and base units. Wooden work surfaces with an inset sink and drainer, induction hob, oven, extractor and a dishwasher. Recess for the washing machine and fridge freezer. Doors and windows that lead to the attractive rear garden.

**First floor landing**

Carpeted, stairs to the to floor and doors to:

**Bedroom two**

13'2 x 9'9 (4.01m x 2.97m)



Offering views to the front is this light and airy room, carpeted and fitted cupboard.

**Bathroom**

12'5 x 8'1 (3.78m x 2.46m)



A stylish bathroom comprising of a Victorian style roll top bath, WC, wash hand basin with mixer tap and a large walk-in wet room style shower. Tiled floor, tiled walls, cupboard housing the hot water cylinder, frosted window to the rear, heated towel rail and ceiling spot lights.

### Bedroom one

15'9 x 13'3 (4.80m x 4.04m)



A good sized room with a window to the front, Velux window to the rear, carpeted, ample storage, cast iron feature fire place and ample eaves storage.

### Garden



A good sized south west facing garden that is ideal for summer entertaining with shrub borders. The garden leads down to the decked area overlooking the river.

### 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: Ultrafast available as per Ofcom's website

### River views



A good sized decked area overlooking the the River Kennet. The perfect place to relax by the river.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 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.

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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