

Cardiff Road, , Reading, RG1 8ES

£300,000

Walmsley

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A well positioned, three bedroom mid terraced house at walking distance of Reading town centre and mainline train station. The accommodation comprises; entrance hall, sitting room, dining room, kitchen, bathroom, conservatory and three separately approached bedrooms to the first floor.

Externally the property boasts a private rear garden and residences parking. Further benefits include gas central heating, UPVc double glazing and no onward chain.

Cardiff is an ideal location for seamless commuting. The mainline station, conveniently located within 0.5 miles, offers residents a swift and regular service to London Paddington, bringing the bustling capital within reach in approximately 35 minutes. Furthermore, the property enjoys the added advantage of Cross Rail services, enhancing the connectivity and providing an efficient transport network for both leisure and work.

*** PHOTOS TAKEN PRIOR TO TENANCY***

EPC - D
Council tax band - C

Tenure - Freehold











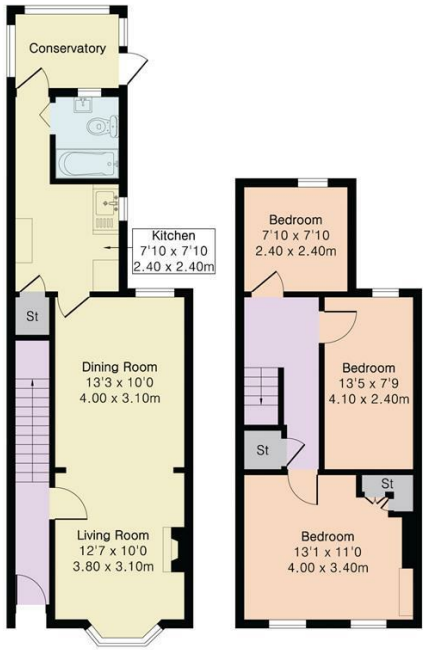




- No onward chain
- Three separate bedrooms
- Walking distance to Reading station
- Bay-fronted
- In date EICR
- In date Gas Safety Certificate

3 1 2 D

Approximate Gross Internal Area 877 sq ft - 82 sq m
Ground Floor Area 500 sq ft – 47 sq m
First Floor Area 377 sq ft – 35 sq m



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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