



Connaught Road, Reading,



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Guide price £285,000

- Character Bay Fronted Terrace House
- Freehold
- Council Tax Band - C
- EPC Rating - TBC
- Two Separate Reception Rooms
- Three Bedrooms
- Private Rear Garden
- Gas Central Heating

Because property is personal with...

Belvoir



Belvoir are delighted to bring to the market this character bay fronted mid terrace house which provides the ideal first time or investment purchase.

To the ground floor the accommodation comprises of an entrance hall, two separate reception rooms, kitchen and bathroom, whilst to the first floor there are three bedrooms, with the third being accessed of bedroom one.

Outside to the front, street parking is available for permit holders, and to the rear is a well stocked private garden.

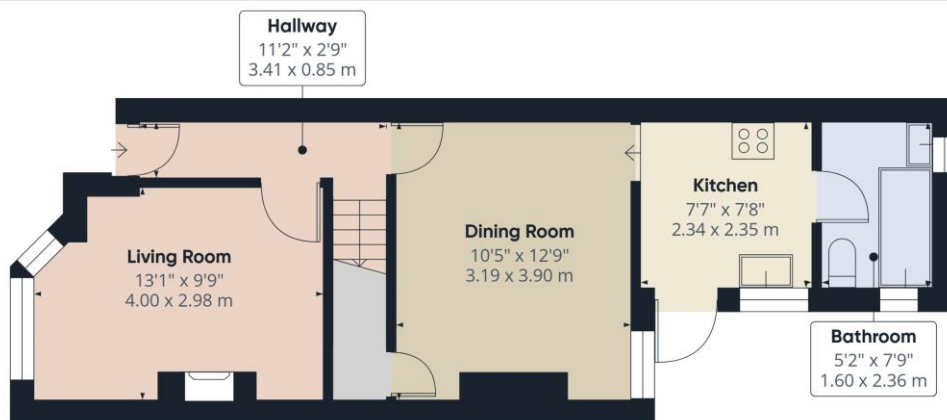
Situated in a popular location close to a wide range of local amenities including schools, transport routes, and Reading town centre.



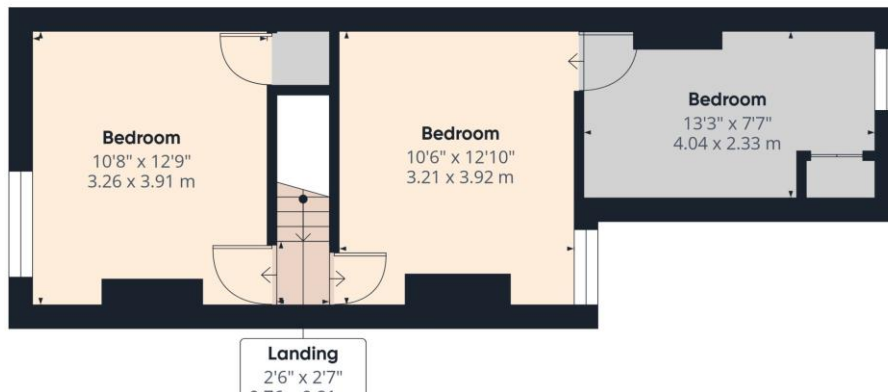
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



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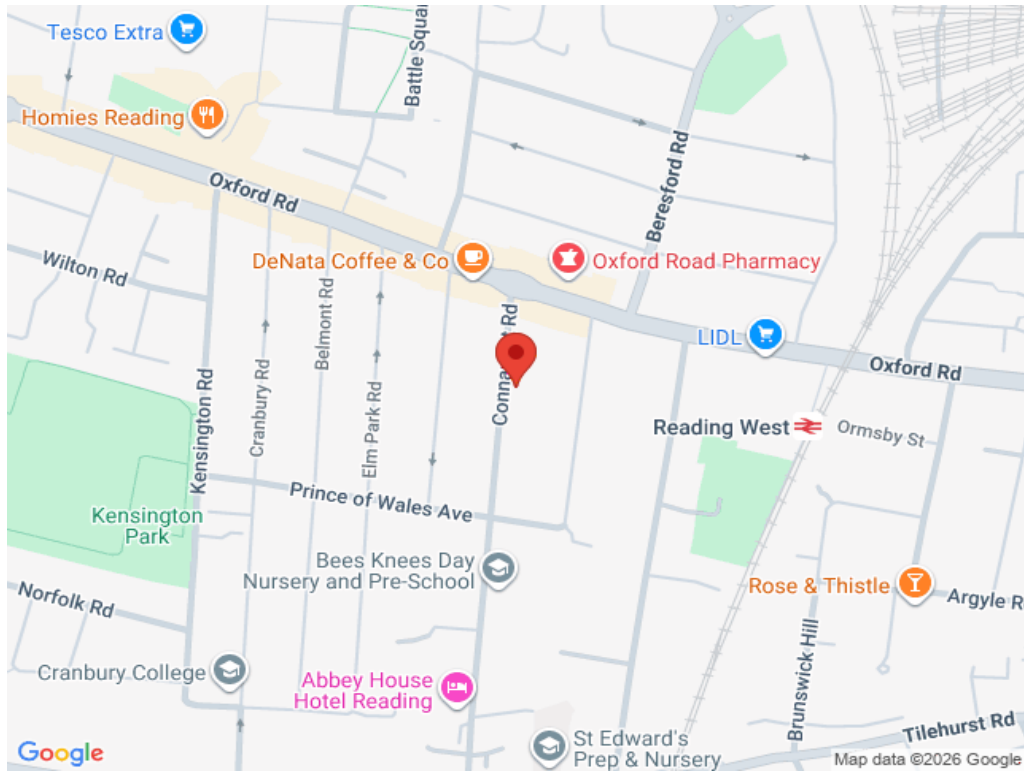
BELVOIR!
Property is personal

Approximate total area⁽¹⁾

773 ft²
72 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration



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