



Blenheim Road, Reading, Berkshire, RG1 5NQ

£360,000

Walmsley

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Walmsley Estate Agents are pleased to bring to the market this Victorian Terrace house. The accommodation comprises of an entrance hall leading to a spacious living room and a fully fitted kitchen, complete with integrated oven and hob, fridge/freezer, and washing machine. There are three well-proportioned double bedrooms, offering generous and flexible living space, together with a modern bathroom fitted with a shower.

Further benefits include gas central heating throughout and a large rear garden, providing an excellent outdoor space. This well presented home offers comfortable and practical accommodation. No onward chain.

Blenheim Road is within walking distance of the town centre, Broad Street Mall and The Oracle. Reading Station is also nearby, providing fast and regular services to London, including Crossrail/Elizabeth line links. The A33 and M4 are easily accessible.

Council Tax C,
EPC D
<https://moverly.com/sale/9zFZEYQVsTMGx9Vt4g29W/view>

Tenure - Freehold





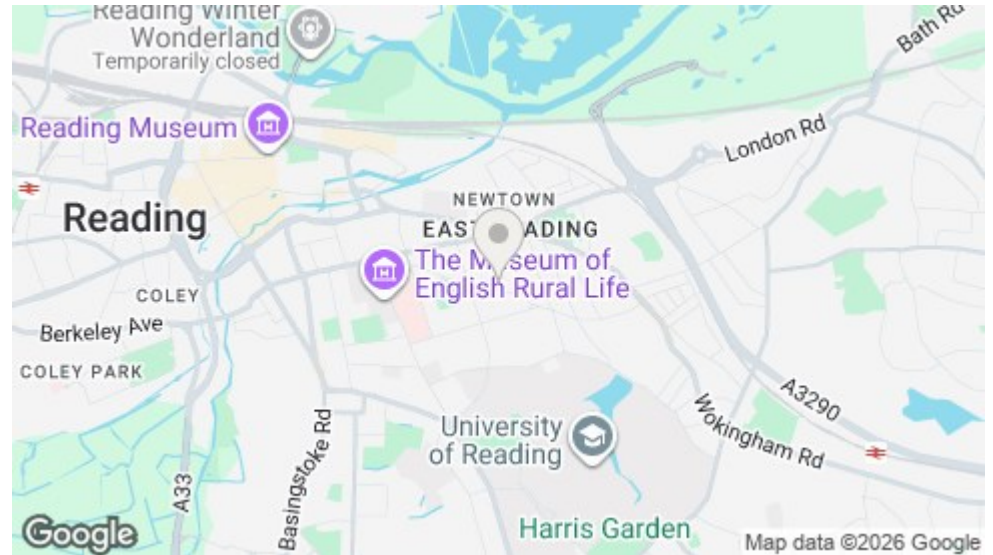
- Convenient location
- Victorian terrace
- Three double bedrooms
- No onward chain
- Council Tax C
- EPC D



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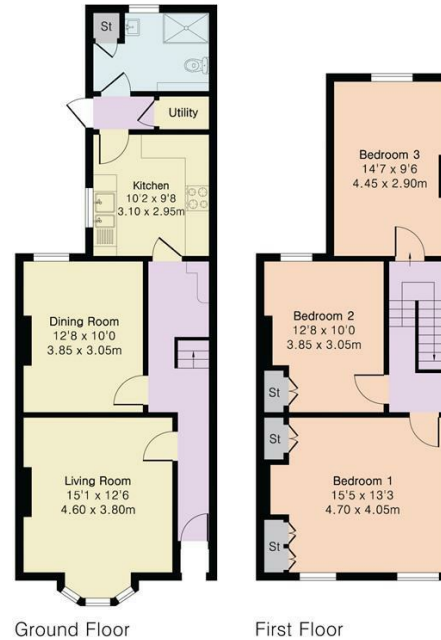




Approximate Gross Internal Area 1156 sq ft - 107 sq m

Ground Floor Area 607 sq ft – 56 sq m

First Floor Area 549 sq ft – 51 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

