

Grovelands Road, , Reading, RG30 2NY

£169,000

Walmsley

Grovelands Road, , Reading, RG30 2NY

A well-presented ground-floor period conversion with a private garden and driveway, located within walking distance of shops, local amenities and Tilehurst Station. The accommodation includes a living/dining room, WC, bathroom, kitchen, and a double bedroom with storage.
Externally, the property offers a private enclosed rear garden with side access and a parking space at the rear. Additional features include radiator central heating and a recently replaced boiler.
EPC rating: D
Council Tax Band: To be confirmed
Viewing is recommended.
Lease Information

Lease term: 999 years from 2015 (approximately 988 years remaining)
Service charges: £0
Ground rent: £0

Tenure - Leasehold - Share of Freehold













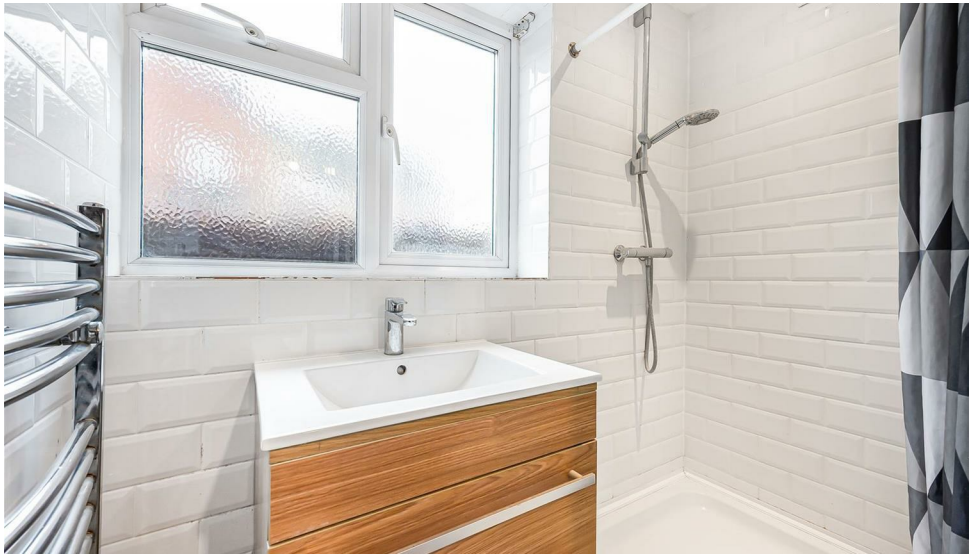




- No Onward Chain
- Central Location
- Close to Station
- Private Garden
- Off Street Parking
- Recently Decorated

1 1 1 D



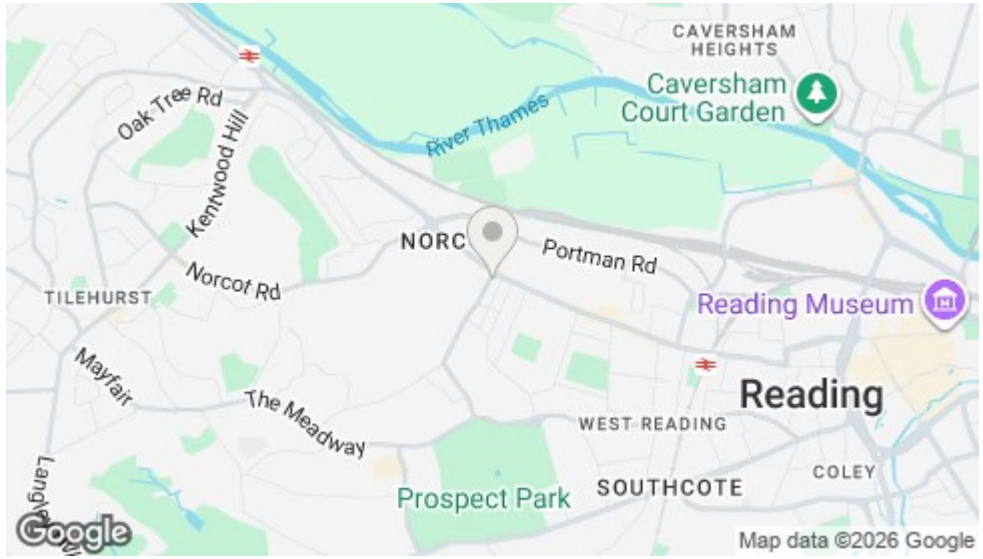




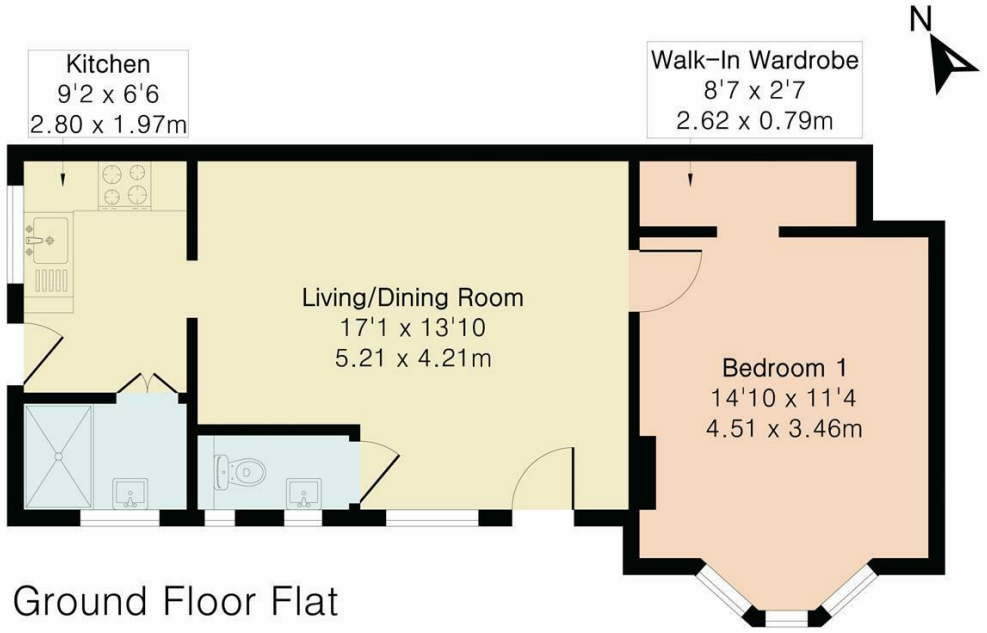







CAVERSHAM HEIGHTS
Caversham Court Garden
River Thames
Oak Tree Rd
Kentwood Hill
NORC
Portman Rd
Norcot Rd
TILEHURST
Reading Museum
Mayfair
The Meadway
Reading
WEST READING
COLEY
Prospect Park
SOUTHCOTE
Google
Map data ©2026 Google

Approximate Gross Internal Area 518 sq ft - 48 sq m



Ground Floor Flat

PINK PLAN

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.

Walmsley

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

Walmsley