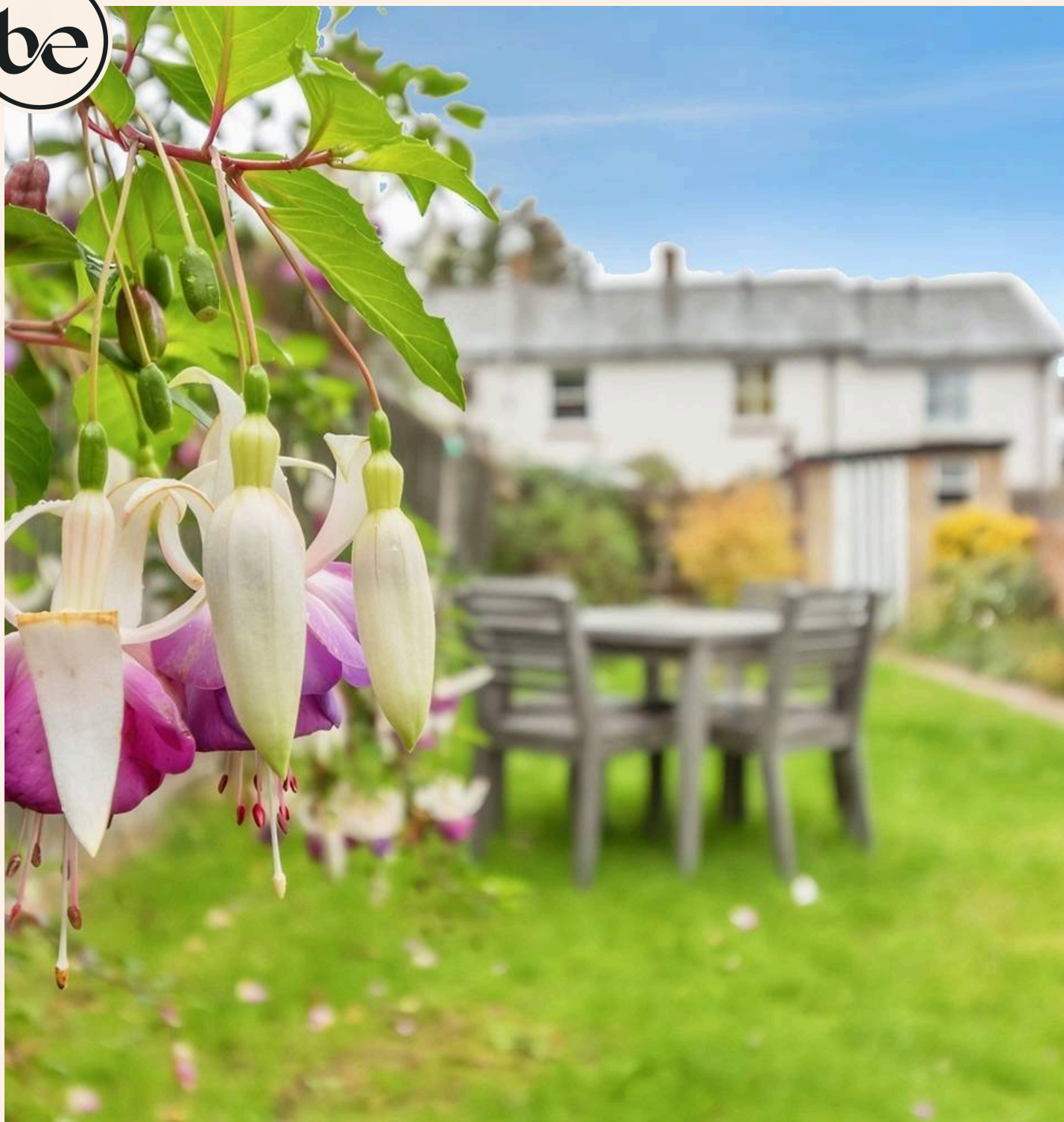




bespoke | Estate Agents

76 Wantage Road, Reading
£425,000



76 Wantage Road

Reading

A characterful three-bedroom Edwardian semi-detached home on favoured, tree-lined Wantage Road in West Reading. Offering approximately 1,162 sq ft, a 25ft through living room, separate dining room and established rear garden, this spacious home presents an exciting opportunity to update and personalise. No onward chain.

Council Tax band: C Tenure: Freehold EPC Rating: D

- Characterful Edwardian semi-detached home dating from 1916
- Set on Wantage Road, a favoured tree-lined road in West Reading with bus services and west Reading station a short walk from the property.
- Conveniently situated for Wilson Primary School, nearby parks and West Reading's amenities. Offered with no onward chain
- Approximately 1,162 sq ft of accommodation arranged over two floors
- Impressive 25ft through living room with a bay window and feature fireplace
- Separate dining room offering additional space for family life and entertaining
- Three well-proportioned bedrooms, including a spacious bay-fronted principal bedroom
- Established rear garden with lawn, mature planting and space to sit and unwind
- Attractive period frontage, decorative coving and characterful interior details
- Exciting opportunity to update and personalise a generously sized period home

Hallway

The entrance hall provides a welcoming introduction, with stairs rising to the first floor and doors leading to the living room and separate dining room.

Living Room

25' 6" x 12' 7" (7.77m x 3.84m)

Extending to over 25 feet, this generous through room brings together two connected reception areas, with a wide opening allowing a natural flow between them. A bay window draws light into the front, while a further window serves the rear section. Feature fireplaces and decorative coving add character, with ample space to arrange seating, a reading area or a workspace to suit everyday life.

Dining Room

12' 7" x 10' 7" (3.84m x 3.23m)

A separate dining room sits between the hallway and kitchen, providing a practical setting for family meals and entertaining. A side window brings in natural light, while the chimney breast adds to the room's traditional feel. Its position beside the kitchen makes it a useful additional reception space.

Kitchen

8' 9" x 6' 6" (2.67m x 1.97m)

Positioned at the rear, the kitchen is fitted with wood-effect wall and base units, contrasting work surfaces and tiled splashbacks. A window above the sink overlooks the garden, with space for freestanding appliances and a door opening to the covered side area. The room offers scope for a buyer to introduce their own kitchen design.

Ground Floor W.C.

A separate WC is positioned beside the kitchen, accessed from outside via the covered side area.

First floor landing

The landing provides independent access to all three bedrooms and the bathroom, built in storage cupboard.





Bedroom 1

15' 6" x 11' 0" (4.72m x 3.35m)

Spanning the front of the house, the principal bedroom is a generous double with a bay window echoing the frontage below. Fitted wardrobes, overhead cupboards and a dressing table provide extensive storage, while there is space for a double bed and additional furniture.

Bedroom 2

12' 0" x 10' 0" (3.66m x 3.05m)

The second bedroom is another well-proportioned double, with a rear-facing window and room for bedroom furniture alongside a desk or dressing table.

Bedroom 3

10' 9" x 10' 5" (3.28m x 3.18m)

Set at the rear of the house, the third bedroom offers useful proportions and a window overlooking the garden. Currently cleared, with exposed floorboards, fitted shelving and a wall-mounted boiler, it provides a clear opportunity for refurbishment as a bedroom, guest room or home office.

Bathroom

The first-floor bathroom comprises a bath with a shower above, a wash basin and WC. Tiled walls and an obscured side window complete the room, which offers scope for modernisation.

Covered Side Area

Alongside the rear of the house, a covered passage provides useful sheltered space for bicycles, garden equipment and everyday storage, connecting the gated side entrance with the rear garden.





GARDEN

The established rear garden is a particularly appealing part of the property, with a lawn framed by mature shrubs, flowering plants and a mixture of brick walls and timber fencing. A path runs along one side, while space for a table and chairs provides somewhere to sit among the planting. Views back towards the house offer a lovely perspective of its characterful rear elevation.

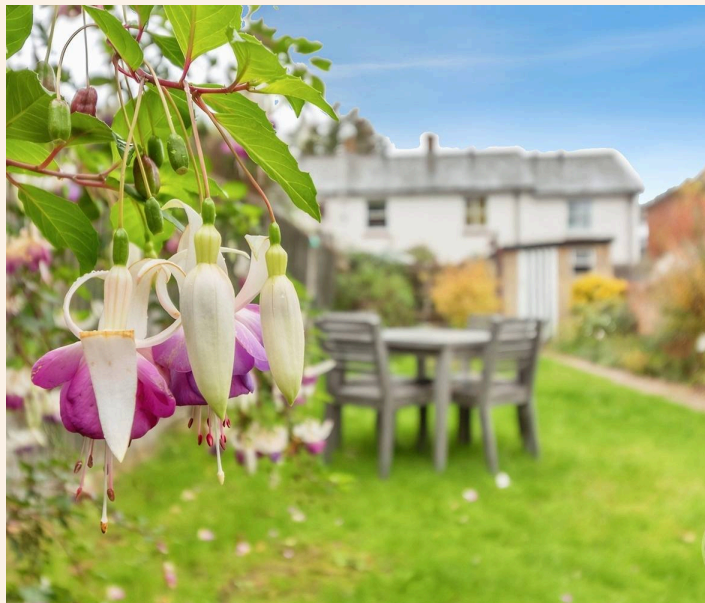
FRONT GARDEN

A low brick boundary wall and gated entrance frame the front garden, with established planting complementing the characterful bay-fronted elevation. A path leads to the front door, while secure gated side access opens into a covered passage connecting the front and rear gardens. This useful sheltered area provides space for bicycles and garden equipment, with direct access to the rear garden.

ON STREET

1 Parking Space

On-street residents' permit parking, subject to eligibility, application and the relevant council charges. A permit does not guarantee an available or allocated space





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales



Ground Floor

First Floor

Total floor area: 107.9 sq.m. (1,162 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io