



# 38 Brisbane Road , RG30 2PE

Guide price £375,000 Freehold



### DESCRIPTION

VP - NO ONWARD CHAIN. This charming terraced house offers a delightful blend of comfort and convenience. As you enter, you are welcomed by a spacious entrance hallway that leads to a well-appointed living room, a cosy sitting room, and a dining room, perfect for entertaining family and friends. The kitchen is conveniently located, making meal preparation a breeze.

On the first floor, you will find three inviting bedrooms, each providing a peaceful retreat for rest and relaxation. There is also a bathroom suite.

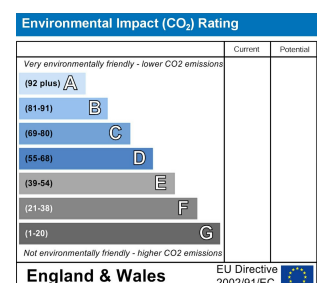
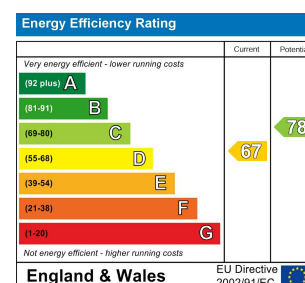
The rear garden is a true highlight of this property, featuring a lovely lawn and a patio area, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, a side access gate provides easy entry to the front of the house.

This property is ideally situated within easy reach of local amenities, including shops, schools, and parks, making it perfect for families. Excellent transport links, including bus routes and a nearby train station, ensure that commuting is both simple and efficient.

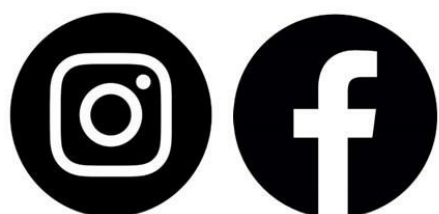
Council tax band - C

### SUMMARY OF ACCOMMODATION

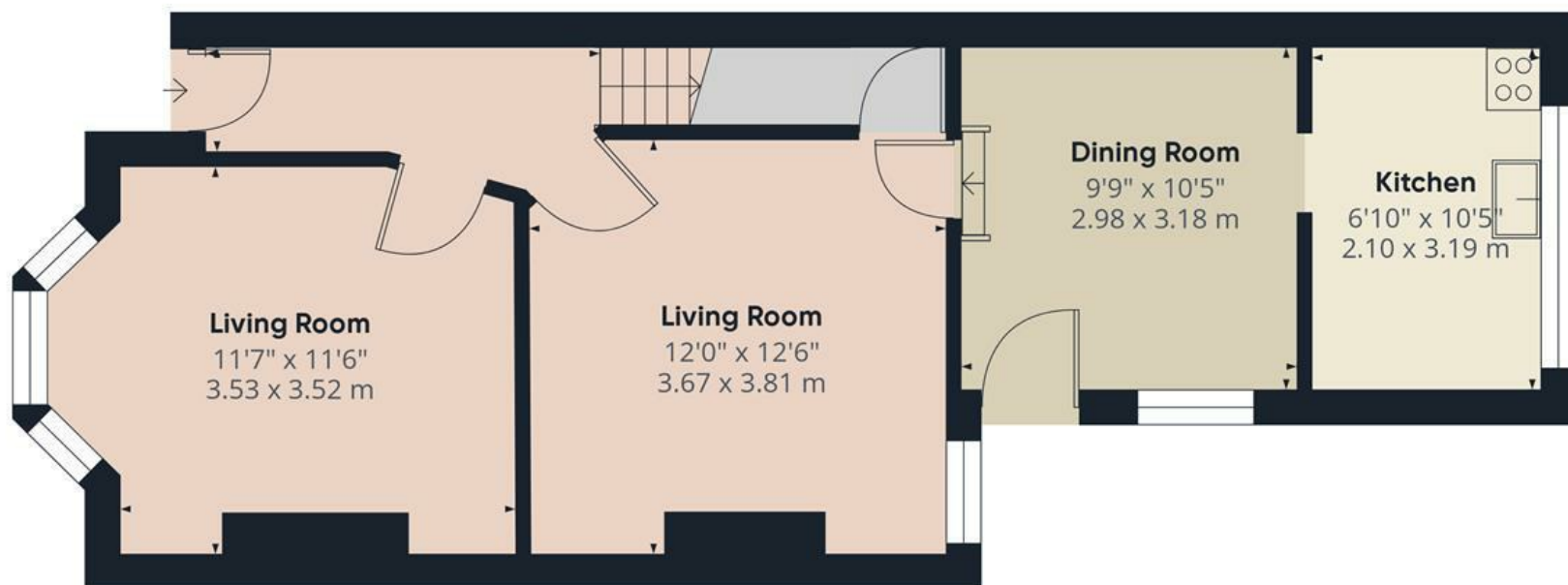
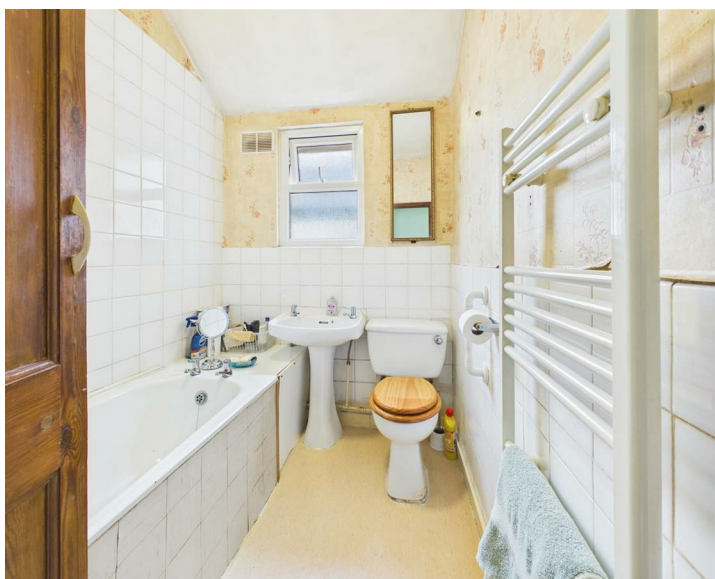
- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO LIVING ROOMS
- SIDE ACCESS GATE
- FIRST FLOOR BATHROOM
- DINING ROOM
- ENCLOSED REAR GARDEN



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Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1086 ft<sup>2</sup>  
101 m<sup>2</sup>

(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 only.

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