



49 Grovelands Road
, RG30 2PN
Guide price £330,000 Freehold



DESCRIPTION

VP - This charming Victorian cottage style terraced home is beautifully presented and has been significantly, but sympathetically, improved over the years to provide deceptively sized accommodation. The improvements include a stunning bonus loft area which is accessed via a staircase and has heating and two large Velux windows with eaves storage areas.

Other unique features include the full en-suite bathroom to the double master bedroom with the second double bedroom also having a very convenient shower cubicle for private use. There are attractive café style shutters in both bedrooms and the living room.

On the ground floor the property enjoys a cosy living room with is complete with an open fire place and exposed floor boards. The dining room leads to the farmhouse style kitchen which in turn leads to the utility area and downstairs WC.

The secluded 30ft rear garden is well stocked with a mature range of flowers and shrubs to offer plenty of privacy.

Council tax band - C

SUMMARY OF ACCOMMODATION

- TWO PLUS ONE BEDROOM OPTION
- EN SUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINING AREA
- ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- LOFT ROOM (HOME OFFICE/LIVING SPACE)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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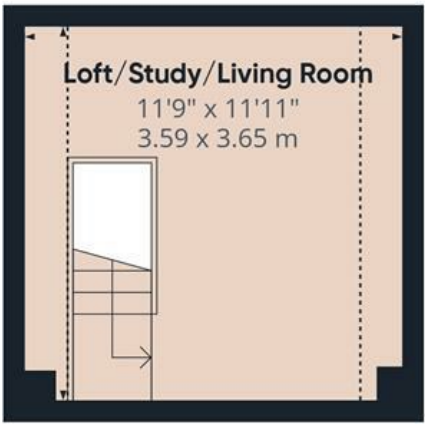
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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

815 ft²
75.6 m²

Reduced headroom

38 ft²
3.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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