



11 Connaught Road, Reading, RG30 2UD
£315,000 Freehold

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Residential Sales & Lettings

- 2 Bedroom Terrace House
- Versatile Dining room
- Shower Room With Vaulted Ceiling
- East Facing rear Garden
- UPVC Double Glazing

- Open Living Room With Log Burner
- Fitted Kitchen
- Ensuite Bathroom With Roll-Top Bath
- Great Condition and style throughout
- Gas Radiator Central Heating

This well-presented and characterful Victorian terrace house is situated on a popular residential road approximately 1.25 miles west of Reading town centre, and conveniently within a short walk of a wealth of local amenities. These include Reading West train station (serving Reading, Paddington, Basingstoke and Newbury), a frequent 24-hour bus service, Battle Library, various gyms, and several green spaces including Prospect Park, as well as a range of shops, supermarkets, cafés, pubs and restaurants.

Thoughtfully renovated throughout, the property offers a desirable blend of charming period features complemented by modern finishes. This stylish home sits behind a low-level wall, with a pathway leading to the front door.

The property opens into a naturally bright living room featuring a log burner, with stairs rising to the first floor positioned between the living room and dining room. The versatile living room benefits from a front aspect bay window and feature fireplace. To the rear, the dining room enjoys garden access and includes an under-stairs storage cupboard.

The dining room opens into a fitted kitchen with a side aspect window overlooking the rear garden, and a door leading to the ground floor shower room. This impressive space features a vaulted ceiling with skylight and a heated towel rail.

On the first floor, two good-sized bedrooms are arranged in the familiar and versatile '2+1' configuration, with a spacious three-piece bathroom accessed via bedroom one. The bathroom is fitted with a luxury roll-top bath.

Additional benefits include UPVC double glazing throughout, gas-fired central heating, and fibre broadband availability.

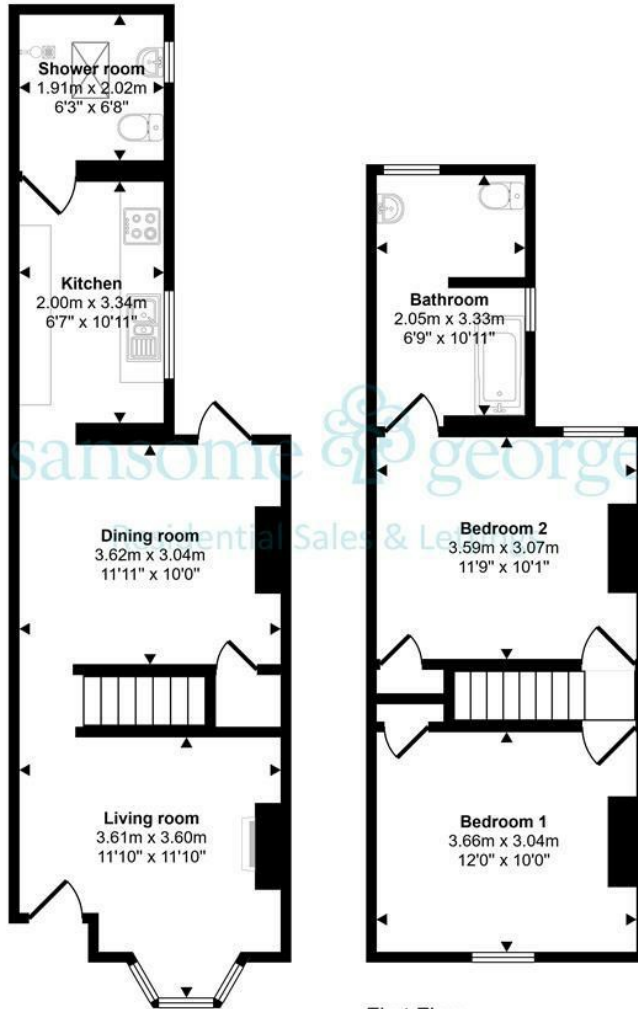
Externally, the property is further enhanced by a long, east-facing rear garden, offering a blank and level canvas for the new owner to personalise.

Please contact Sansome & George Estate Agents to discuss this fantastic home in more detail or to arrange a viewing at your earliest convenience.

Reading Borough Council – Band C



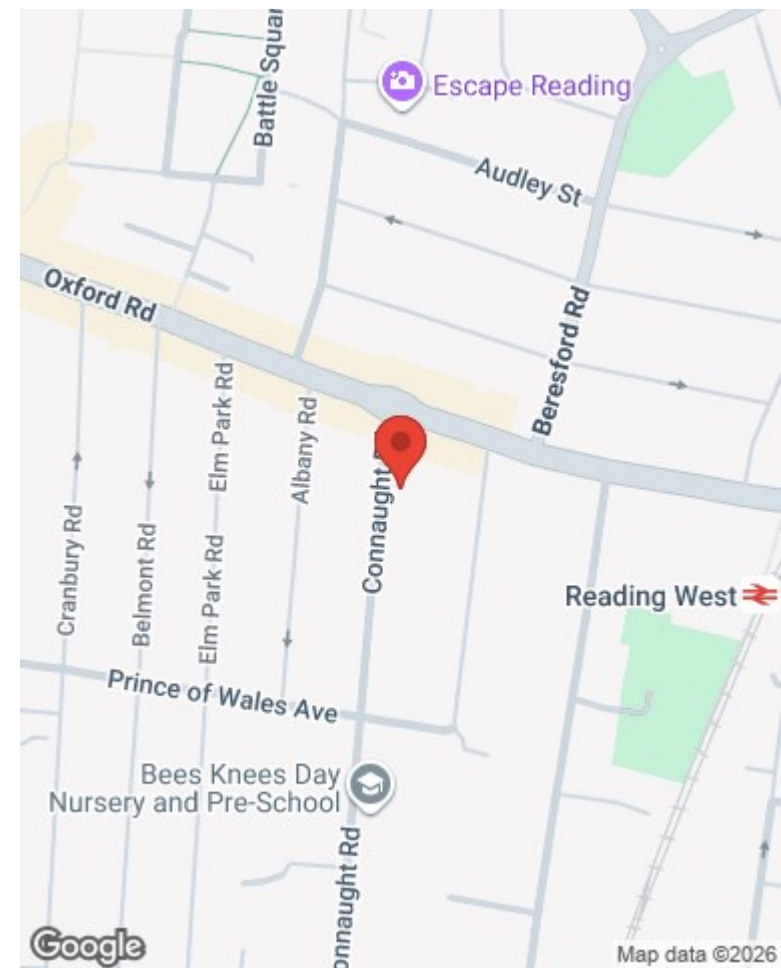
Approx Gross Internal Area
70 sq m / 755 sq ft



Ground Floor
Approx 37 sq m / 396 sq ft

First Floor
Approx 33 sq m / 359 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

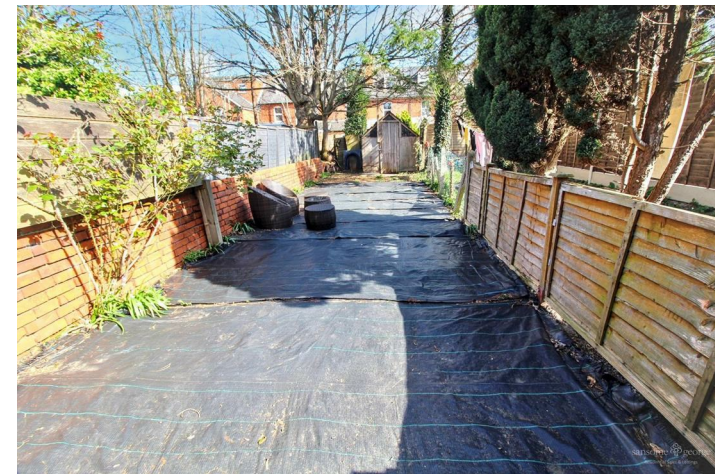


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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