



De Montfort Road, Reading, Berkshire, RG1 8DL

£450,000

Walmsley

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Walmsley Estate Agents are delighted to offer to the market this well-presented, period bay-fronted terrace, conveniently situated in a desirable road; within a short walk of the mainline station & river Thames promenade. The accommodation comprises entrance hall, living room; with engineered oak floors, a feature fireplace and café style plantation shutters, dining room with oak floors and period fire place, fully fitted kitchen (with integrated oven, hob, extractor, washing machine, dishwasher and fridge/freezer), landing, two double bedrooms; built in wardrobes and an en-suite shower room to the main bedroom, and a separately approached first floor family bathroom. Further benefits of this property include an enclosed front garden, an enclosed rear garden with patio and summer house. Permit parking. Viewing highly recommended. No chain complications.

Photos taken prior to current tenancy

EPC rating - E
Council tax rating - C

<https://moverly.com/sale/Tfy5qnu2CX4U9fkqZ6dwCH/view>

Tenure - Freehold





- Period property
- Two bedrooms
- Close to Reading station & centre
- Gas CH
- Mid-terraced house
- No onward chain
- Tax band C

 2  2  1  E



Main area: Approx. 81.1 sq. metres (872.7 sq. feet)

Plus outbuildings, approx. 5.7 sq. metres (61.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
 Plan produced using PlanUp.

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.



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