



7 Osborne Road
Reading, RG30 2PG

Guide price £425,000 Freehold



DESCRIPTION

VP - Presented to the market is this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen is ideal for family meals and gatherings, while the inviting living areas create a warm atmosphere for everyday living.

The three bedrooms are generously sized, making them perfect for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property boasts a driveway that accommodates parking for multiple vehicles, a valuable feature in this bustling area. The garden space offers potential for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Situated in a desirable location, this home is close to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This semi-detached house on Osborne Road is not just a property; it is a place where memories can be made. Don't miss the opportunity to make it your own.

Council tax band: C

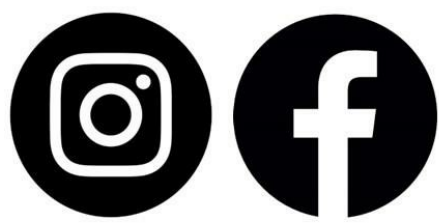
SUMMARY OF ACCOMMODATION

- THREE BEDROOMS
- SEMI DETACHED
- DRIVEWAY PARKING
- KITCHEN/DINING ROOM
- LARGE REAR GARDEN
- ONE MILE TO TILEHURST TRAIN STATION
- ONE MILE TO READING WEST TRAIN STATION

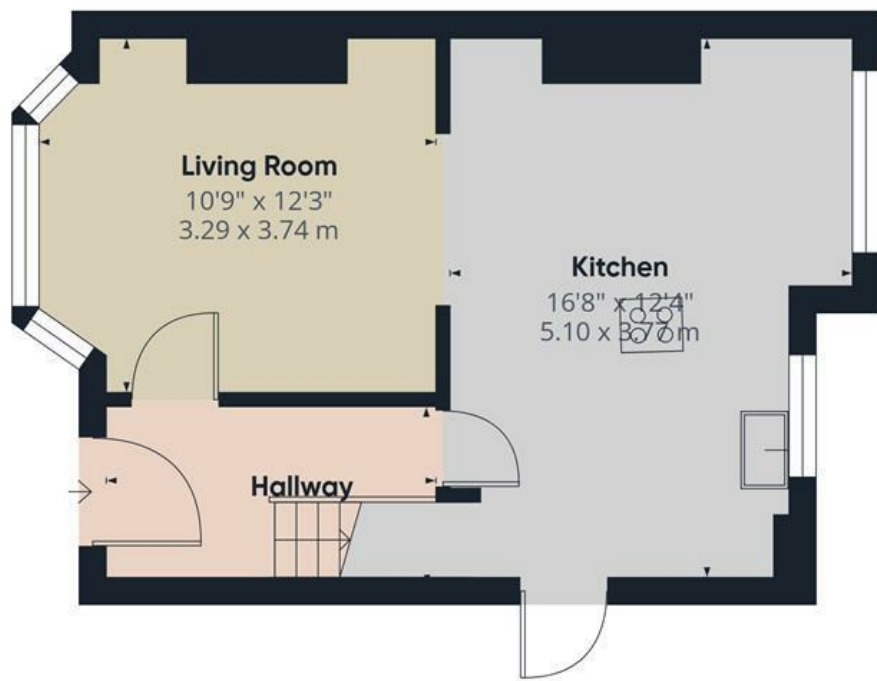
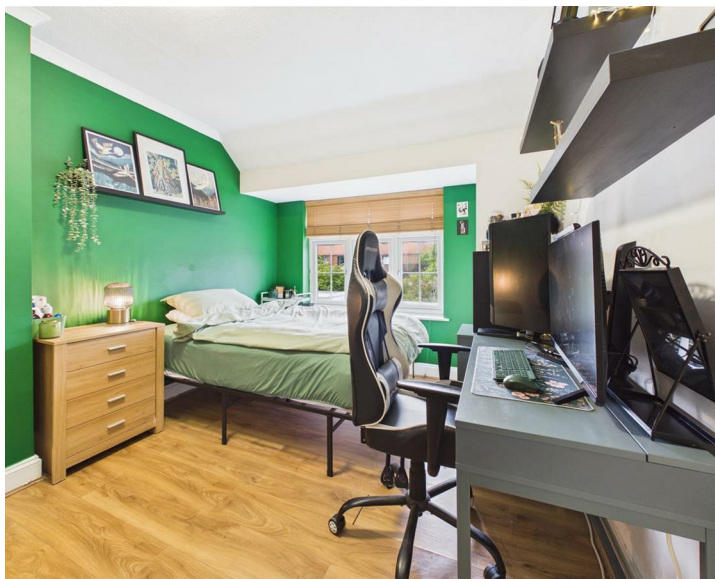
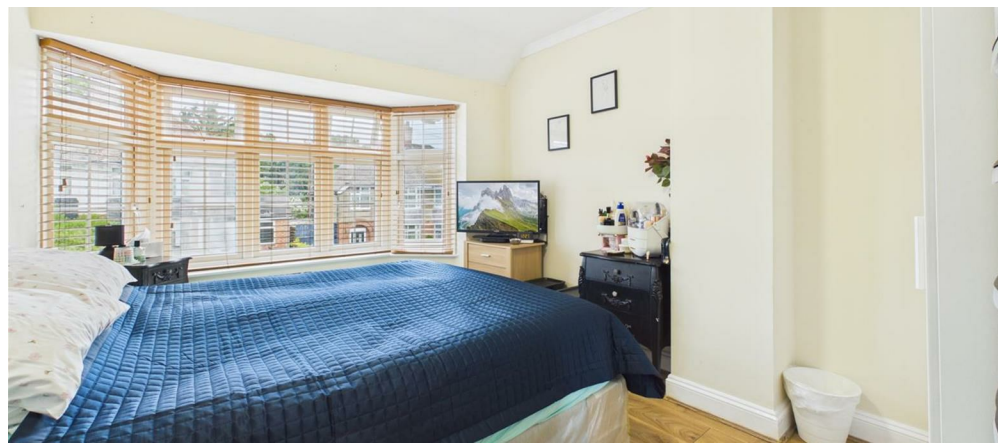
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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Ground Floor



Floor 1



Approximate total areaTM
734 ft²
68.2 m²

(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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