



**Wilton Road  
Reading, Berkshire RG30 2SS**

**Chain Free £350,000**

Set within this sought after and quiet area of West Reading is this good sized modern and stylish mid terraced house that has the potential to extend (STP). The property offers flexible living accommodation to provide either a stylish home or a great rental investment that was achieving £3000 PCM. The property boasts flexible accommodation that comprises of three / four double bedrooms, two reception rooms, two stylish bathrooms and a modern kitchen. To the rear there is an easy to maintain garden with rear access. To appreciate space and specification on offer call now to view.

## Wilton Road, Berkshire RG30 2SS

- Chain free
- Three / four double bedrooms
- Modern kitchen
- Good sized garden
- Council Tax Band C
- Mid terraced bay fronted house
- Two reception rooms
- Two modern bathrooms
- Permit parking
- EPC rating D

### Hallway

A good sized hallway with wood effect flooring, stairs to the first floor and doors to:

### Dining room

12'8 x 12'2 (3.86m x 3.71m)



A light and airy room with a window to the garden, door to the shower room and archway to the kitchen.

### Kitchen

14'3 x 7'2 (4.34m x 2.18m)



A modern kitchen with ample wall and base units, roll top work surfaces with an inset sink, four ring hob, oven and extractor. Recess for the washing machine and fridge freezer. Door to the bathroom and garden, window to the side, wood effect flooring and a wall mounted boiler.

### Bathroom

6'5x 6'2 (1.96mx 1.88m)



A modern bathroom comprising of a paneled bath, wash hand basin, shower cubical, frosted windows to the side and rear, tiled floor, heated towel rail and a door to the WC.

### Living room / Bedroom four

10'0 x 9'5 (3.05m x 2.87m)



A light and airy bay fronted carpeted room that is currently used as a bedroom.

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## Shower room

9'5 x 2'7 (2.87m x 0.79m)



A modern shower room comprising of a shower cubical, WC, wash handbasin, tiled floor and part tiled walls.

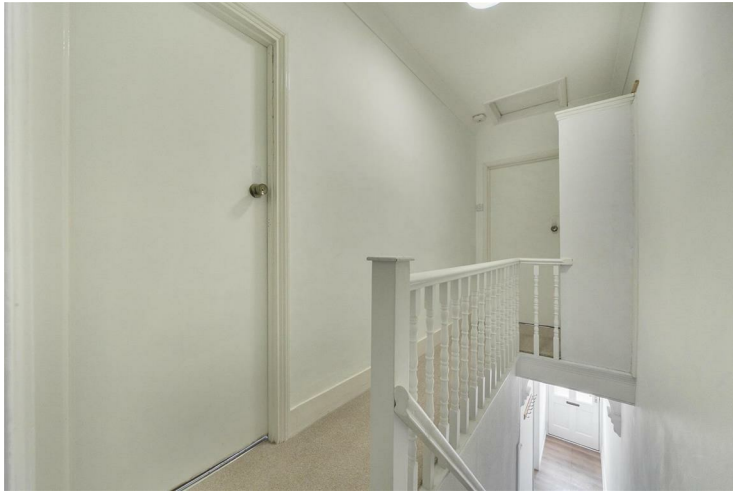
## Bedroom two

12'5 x 7'11 (3.78m x 2.41m)



Offering views to the rear is this good sized room, carpeted and space for wardrobes.

## Landing



Carpeted, storage cupboard, loft access and doors to.

## Bedroom three

14'2 x 7'3 (4.32m x 2.21m)



A good sized room with ample space for wardrobes and a window to the rear.

## Bedroom one

12'11 x 11'5 (3.94m x 3.48m)



A light and airy room with two windows to the front, carpeted and space for wardrobes.

**Garden**



An easy to maintain garden that is ideal for summer entertaining and has rear access.

**Services**

Water. Mains

Drainage. Mains

Electricity. Mains

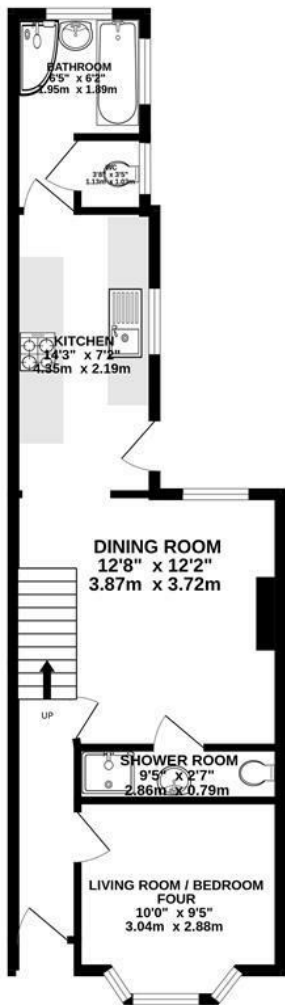
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



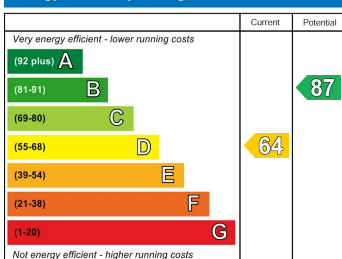
1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

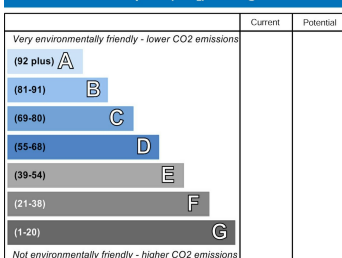
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**



England & Wales  
EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales  
EU Directive 2002/91/EC

