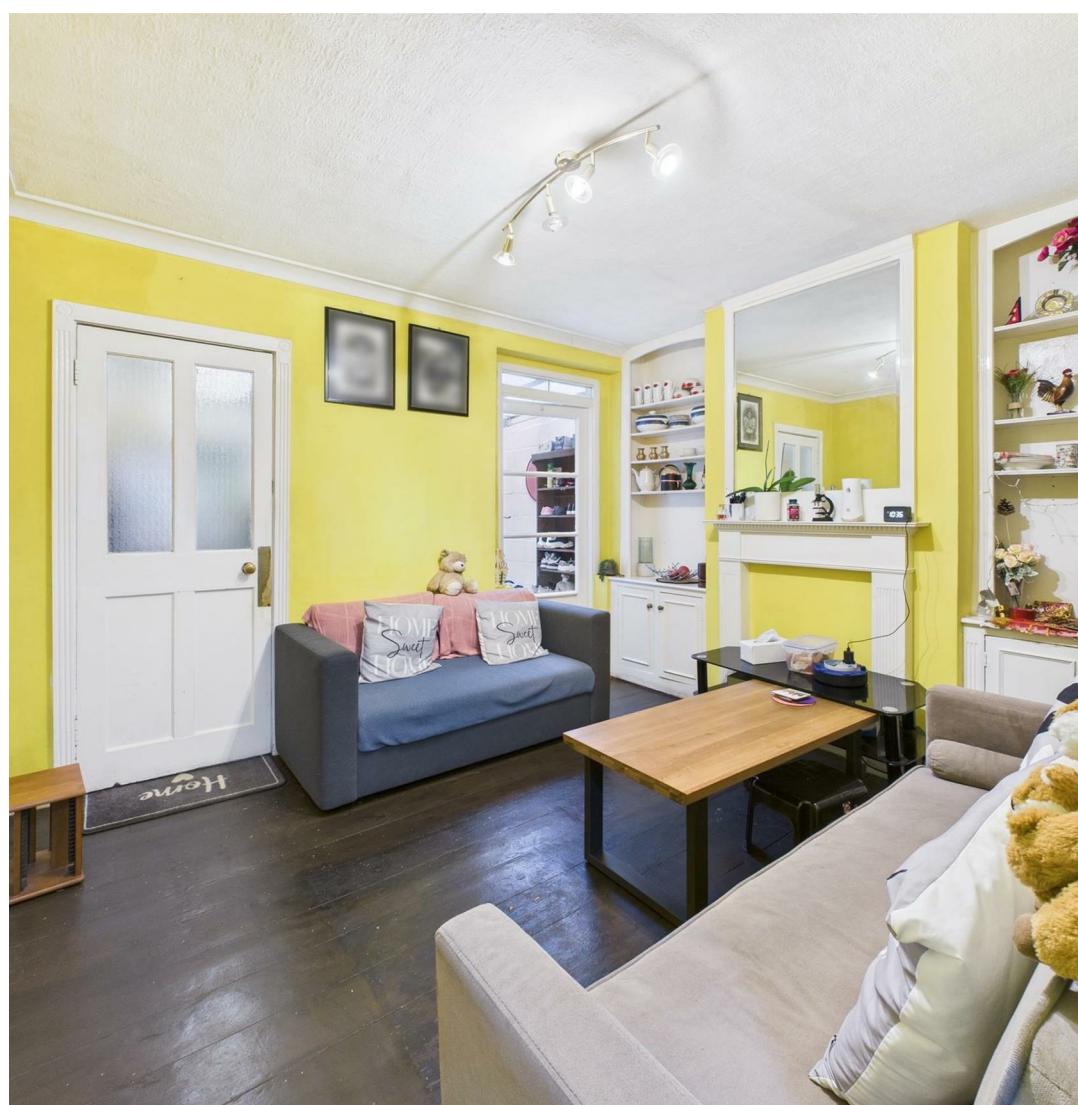




60 Connaught Road
, RG30 2UP

Guide price £300,000 Freehold



DESCRIPTION

VP - Presented to the market is this mid-terrace house. With two/three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable home. The two bathrooms provide added convenience, ensuring that morning routines run smoothly.

The heart of the home is the inviting reception room, which serves as a perfect space for relaxation or entertaining guests. The enclosed rear garden is a lovely feature, providing a private outdoor area for gardening, play, or simply enjoying the fresh air.

Location is key, and this property does not disappoint. It is conveniently situated close to the train station, making commuting a breeze, as well as being within easy reach of local shops and the vibrant town centre. This prime location ensures that all essential amenities are just a short stroll away.

Whether you are looking for a family home or a property with great rental potential, this mid-terrace house on Connaught Road is an excellent choice. With its blend of space, comfort, and convenience, it is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this charming property your own.

Council tax band - C

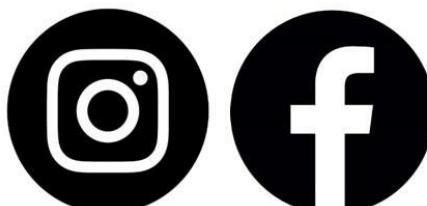
SUMMARY OF ACCOMMODATION

- TWO/THREE BEDROOMS
- TWO BATHROOMS
- ENCLOSED REAR GARDEN
- CLOSE TO WEST READING TRAIN STATION

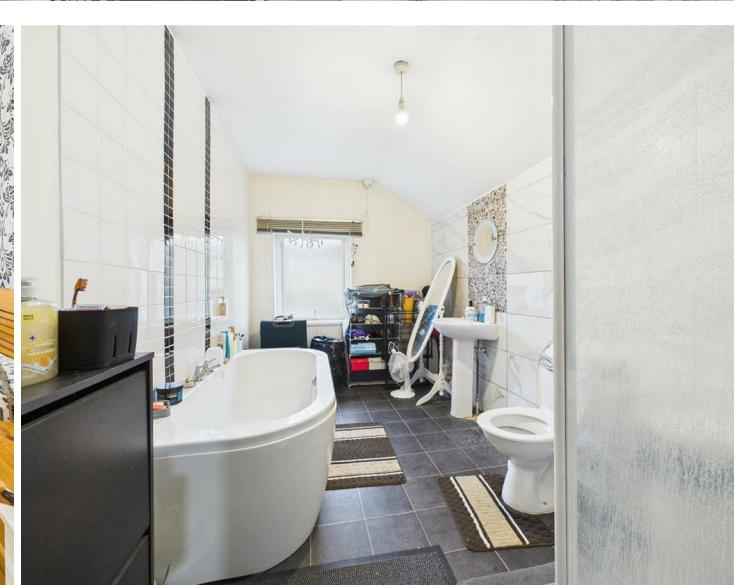
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		61	
England & Wales		EU Directive 2002/91/EC	

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	

Get Social



VillageProperties.co.uk



(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.

GIRAFFE360

