



**Swansea Road
Reading, Berkshire RG1 8EZ**

Chain Free £325,000

IDEAL FIRST TIME BY OR RENTAL INVESTMENT: Set within this sought after area of Reading with Reading mainline station and the Oracle shopping center only moments away is this EXTENDED two double bedroom two bathroom mid terraced period house. The property boasts two double bedrooms and a modern bathroom on the first floor. On the ground floor there are two reception rooms, an extended kitchen and a downstairs bathroom. To the rear there is an easy to maintain garden. To appreciate the space and location call now to view.

- Chain free
- Mid terrace period house
- Two modern bathrooms
- Easy to maintain garden
- EPC rating C

- Easy access to central **Kitchen**
Reading and Reading 11'2 x 8'6 (3.40m x 2.59m)
mainline station
- Two reception rooms
- Extended kitchen
- Residents parking
- Council tax band C

Living room

11'5 x 10'5 (3.48m x 3.18m)



A good sized living room with a feature cast iron fire place, laminate wood flooring, stairs to the first floor and an archway to the dining room.

Dining room

11'5 x 10'4 (3.48m x 3.15m)



A light and airy room with laminate wood flooring, understairs storage and archway to the kitchen.

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A good sized kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring hob, double oven, extractor. Recess for the fridge freezer, washing machine and dishwasher. Tiled floor, door to the garden, Velux windows and door to the bathroom.

Bathroom

5'6 x 5'3 (1.68m x 1.60m)



Comprising of a shower, WC, wash hand basin, tiled floor and a frosted window to the rear.

Landing

Doors to:

Bedroom one

11'5 x 10'5 (3.48m x 3.18m)



A good sized room with a double glazed window to the front, carpeted and space for wardrobes.

Bedroom two

11'5 x 10'5 (3.48m x 3.18m)



A good sized room with a window over looking the garden, laminate wood flooring a door to the bathroom.

Bathroom

8'6 x 5'10 (2.59m x 1.78m)



Comprising of a paneled bath, WC, wash hand basin and cupboard housing the boiler. Part tiled walls and frosted window to the rear.

Garden



An easy to maintain garden ideal for those summer BBQ's. Paved with shrub boarders.

Services

Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

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

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	
(81-91) B		
(69-80) C	72	
(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		
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England & Wales	EU Directive 2002/91/EC	

