



**Wykeham Road  
Reading, Berkshire RG6 1NR**

**£295,000**

**SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS:** Located only moments from Palmer Park is this well presented mid terraced period house that is within easy reach of the local amenities and offers easy access to central Reading. The property boasts two double bedrooms a dressing room and a stylish bathroom on the first floor. On the ground floor there are two good sized reception rooms, a modern kitchen that leads to the utility room and downstairs WC. To the rear there is an easy to maintain garden. Parking is residents permit to the front. To appreciate the space on offer call now to view.

- Only moments from Palmer Park
- Mid terraced period house
- Two double bedrooms
- Utility & downstairs WC
- Easy to maintain garden
- Council tax C
- Stylish upstairs bathroom
- Modern & stylish kitchen
- Easy access to central Reading and Thames Valley Business Park
- EPC rating D

## Living room

11'11 x 11'7 (3.63m x 3.53m)



A comfortable sized living room with laminate flooring and large window overlooking the front of the property. Door to dining room and stairs to the first floor.

## Dining room

11'4 x 10'2 (3.45m x 3.10m)



A good sized dining room with large cupboard under the stairs, window overlooking the garden and door to the kitchen.

## Kitchen

12'2 x 6'11 (3.71m x 2.11m)



A modern kitchen with tiled floors, windows to the side of the property and doors leading to the garden and the utility room. The kitchen is equipped with gas hob, built in oven and extractor along with space for a fridge freezer.

## Utility & WC

6'5 x 5'6 (1.96m x 1.68m)



Utility room with tiled floor, window to the rear of the property, counter top with sink, WC and space for washing machine and tumble drier.

## Landing

Carpeted landing with doors leading to the bedrooms.

**Bedroom one**

12'0 x 10'5 (3.66m x 3.18m)



Spacious, carpeted double bedroom with window overlooking the front of the property and built in storage.

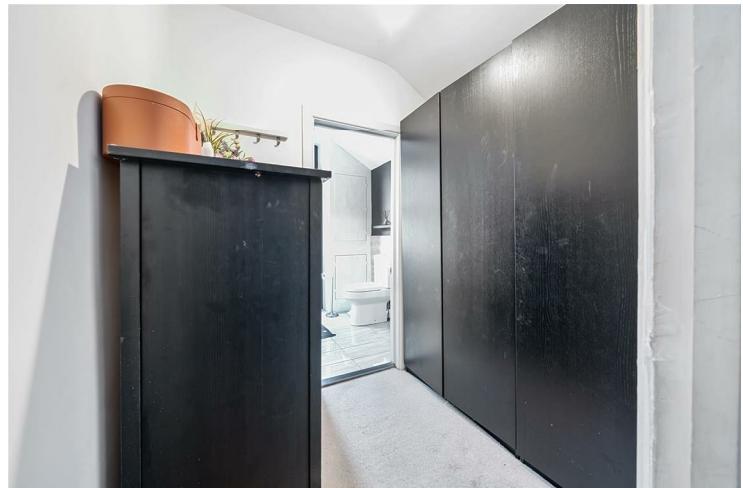
**Bedroom two**

11'1 x 10'2 (3.38m x 3.10m)



A good sized, carpeted double bedroom with window overlooking the garden and door to the dressing room and bathroom

**Dressing room**



Carpeted dressing room with door to bathroom.

**Bathroom**

6'11 x 6'8 (2.11m x 2.03m)



A modern and stylish bathroom with tiled floor, half frosted window overlooking the garden, bath with shower over, WC, sink and storage housing the boiler.

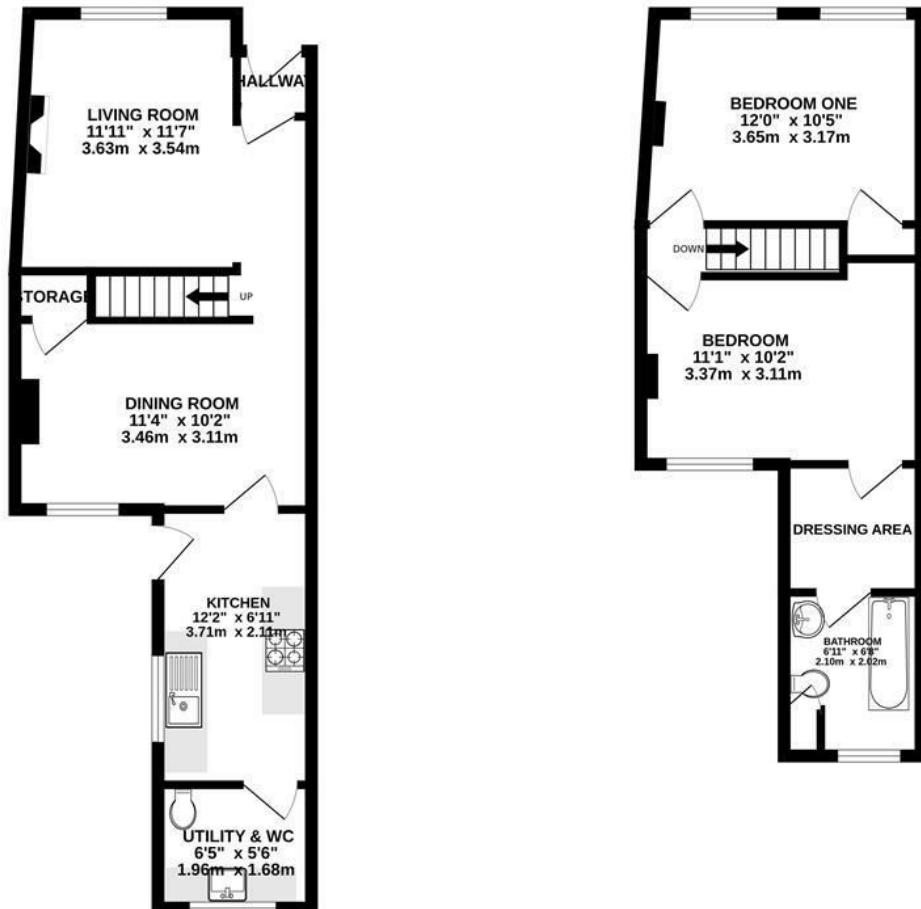
**Garden**



An easy maintenance garden that is laid with artificial grass.

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate. 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	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

