



4 Kent Road, Reading, Berkshire, RG30 2EJ
Guide Price £350,000 Freehold

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Residential Sales & Lettings

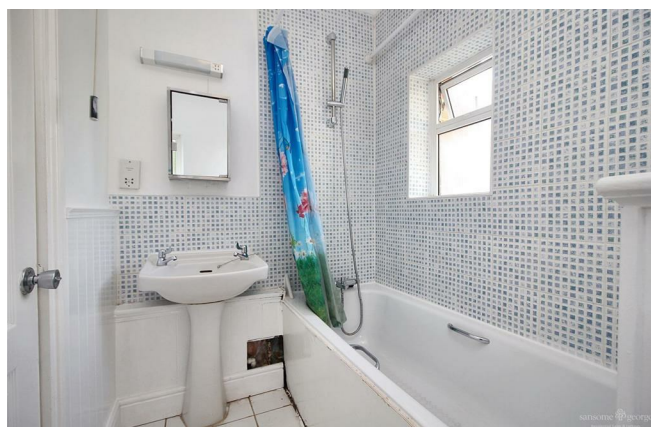
- Victorian End Terrace House
- Previously A Licenced 5 Room H.M.O.
- 2 Separate Reception Rooms
- Ground Floor Bathroom & Separate First Floor Shower Room
- 4 Bedroom In Loft Conversion
- No 'Onward Chain' - Vacant Possession
- Ready for Owner Occupation Or Ideal 'Buy-to-Let'.
- Fitted Kitchen
- 3 First Floor Bedrooms
- 25' (7.5m) Rear Garden

This desirable Victorian end terrace house is offered to the market with the added advantage of no 'onward chain' and boasts 994 sq. ft. (92 sq. m.) of well proportioned accommodation arranged over 3 floors. Situated approximately 1.5 miles to the west of Reading town centre, this attractive period grey brick property is ideally located being within circa 15 minutes walk from Reading West Train Station, several regular bus services, Prospect Park and Kensington Recreation Ground plus a wealth of shops, gyms, supermarkets, cafes, pubs and restaurants.

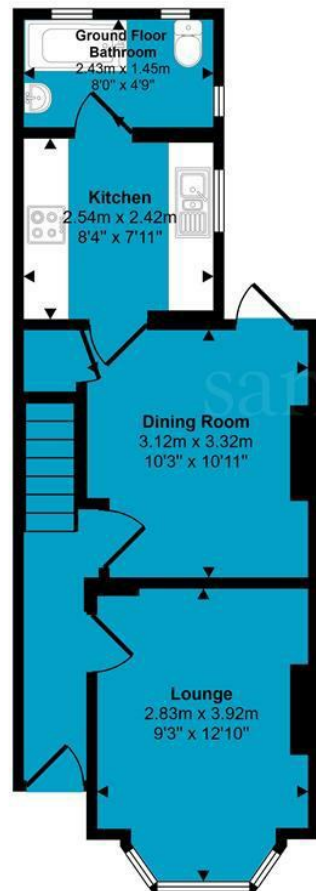
Having been a successful rental investment property as a 'house of multiple occupation', this deceptively spacious home is also ready for a new private owner to reside in. Accommodation comprises of entrance hall with stairs rising to first floor and doors opening to the lounge (formerly bedroom 5) with front aspect bay window, and the separate dining room with door to rear garden and the fitted side aspect kitchen which in turn leads to the ground floor 3 piece bathroom. On the first floor, 3 well proportioned separate bedrooms are serviced by a shower room. Stairs from the landing rise to the second floor where the fourth bedroom is situated in the converted loft space with front aspect 'Velux' window and fitted eaves storage. Outside, the rear garden measures approximately 25' (7.5m) in length plus a side return to the door into the dining room. The garden has been recently cleared in readiness for a new owner to landscape to their taste.

Please contact Sansome & George Estate Agents at your earliest convenience to discuss this property in more detail or confirm viewing arrangements.

Reading Borough Council - Band B



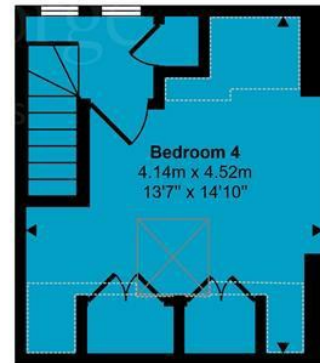
Approx Gross Internal Area
92 sq m / 994 sq ft



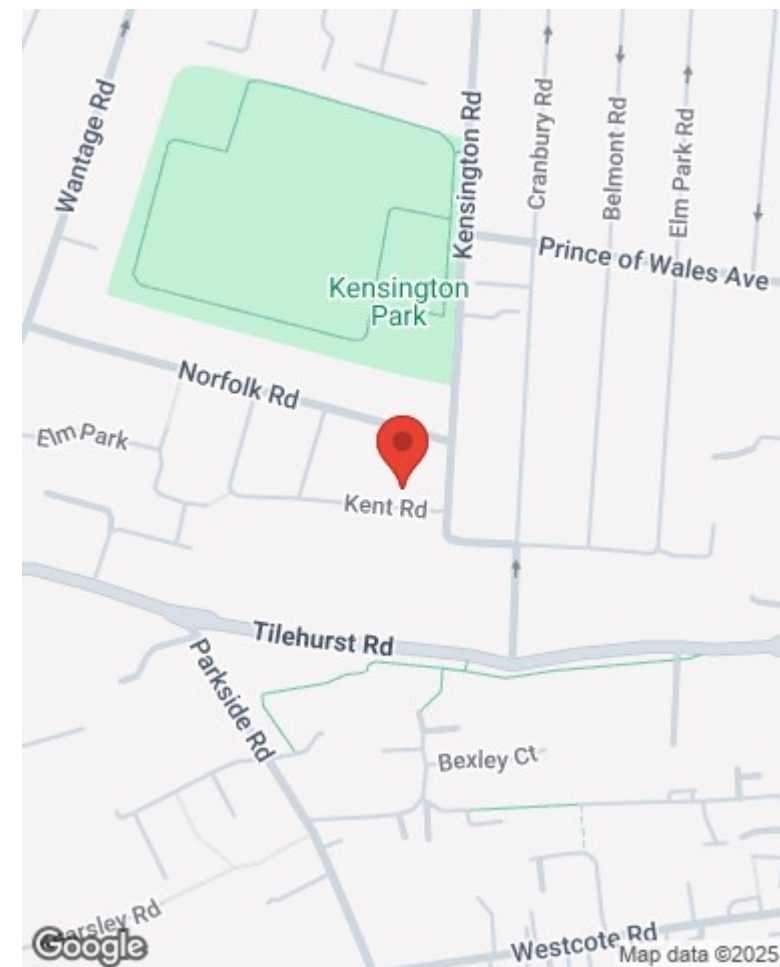
Ground Floor
Approx 36 sq m / 388 sq ft



First Floor
Approx 38 sq m / 405 sq ft



Second Floor
Approx 19 sq m / 200 sq ft



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		
England & Wales		

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		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Misrepresentation and Misdescriptions Acts

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