



LOWER FIELD ROAD, READING, RG1
GUIDE PRICE **£315,000** FREEHOLD

**A WELL-APPOINTED 2 + 1 VICTORIAN TERRACE
SITUATED IN THIS IN THIS QUIET NO THROUGH ROAD
LOCATION ON THE SOUTHERN EDGE OF READING**

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DESCRIPTION:

A superb well-presented Victorian terrace situated in this quiet no through road, within easy walking distance of the town centre and the train station, as well as offering excellent access to Green Park and the M4 at J11 via Rose Kiln Lane (A33). The property has been updated in recent years and offers a wealth of charm and character to include feature fireplaces, stripped wood floor boards, new carpets, wall panelling, double glazed sash windows and a newly fitted boiler. Internally comprising two formal reception rooms, kitchen with built in fridge, standalone cooker, separate utility/lean to where there is plumbing and space for a washing machine, dryer and table top dishwasher, bathroom, whilst to the first floor the master bedroom has an en-suite dressing room and a further double bedroom to the front. To the rear of the property there is a low maintenance terraced garden. Reading train station provides access to London Paddington in just over 20 minutes and is on London's tube network with Crossrail and the Elizabeth Line. This lovely home in this great location will make an excellent first time or investment purchase.

AT A GLANCE

- 2 + 1 Victorian Terrace
- Sought-After Road
- Two Reception Rooms
- Two Double Bedrooms
- Master Bedroom En-Suite Dressing Room
- Bathroom
- Kitchen & Utility/Lean To
- Walk to Shops and The Train Station
- Council Tax Band B



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
790.53 ft²
73.44 m²

Reduced headroom
2.96 ft²
0.27 m²

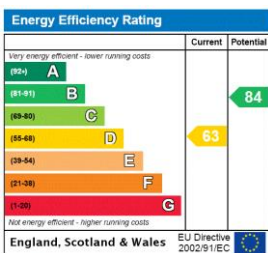
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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