



ST. GEORGES ROAD, READING, BERKSHIRE, RG30  
GUIDE PRICE £335,000 FREEHOLD

A THREE BEDROOM VICTORIAN END OF  
TERRACE, SITUATED IN THIS POPULAR ROAD  
TO THE WEST OF READING TOWN CENTRE

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Offered to the market with no onward chain, a three-bedroom bay fronted end of terrace Victorian home, situated on this favoured residential road approximately two miles to the west of Reading Town Centre. Conveniently located close to local amenities, including, Wilson Primary School, Reading's largest Park, Prospect Park and Reading West Train Station with its direct links to London Paddington which is half a mile away.

The property is currently let out as an HMO, with four rooms being let out. To the ground floor the accommodation comprises entrance hall, two reception rooms, one of which is currently a bedroom and the other being the sitting room, fitted kitchen and a bathroom. To the first floor there are three good sized bedrooms, the master bedroom has its own en-suite, whilst the other two bedrooms are complemented by a shower room. The property further benefits from a secluded rear garden which has a terraced patio area with the main part being laid to lawn, with an outbuilding to the end. This property would make an excellent first time or investment purchase or suit a young family requiring access to good transport links and amenities.

## AT A GLANCE

- No Onward Chain
- Two Reception Rooms
- Three Good Sized Bedrooms
- Master En-Suite
- Bathroom & Shower Room
- Secluded Garden
- Close Proximity To Prospect Park





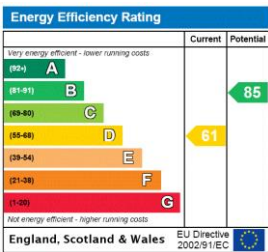
Approximate Gross Internal Area 1077 sq ft – 100 sq m  
 Ground Floor Area 566 sq ft – 53 sq m  
 First Floor Area 511 sq ft – 47 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.