



**PANGBOURNE STREET, READING, RG30
OFFERS IN EXCESS OF £300,000 FREEHOLD**

A THREE BEDROOM THREE STOREY VICTORIAN TERRACE HOUSE JUST OVER A MILE FROM READING TOWN CENTRE

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DESCRIPTION:

This larger than average Victorian terrace house is located just over a mile from Reading Town Centre and close to local amenities, including, Prospect Park (Reading's largest public park), a 24-hour gym and a good selection of shops. There are excellent transport links with the number 15, 16 and 17 buses offering access to the town centre in under 10 minutes. Living accommodation is arranged over three floors with two reception rooms and a fitted kitchen on the ground floor, two bedrooms and a re-fitted bathroom on the first floor and a bedroom on the top floor. There is a private garden to the rear of the house accesses from the kitchen. The property has been a successful rental investment for the current owner and is for sale with no chain complications. In our opinion, this well-proportioned house offers excellent value, would make a great first time purchase or investment and with minimal work there is potential to enhance the property and add further value.

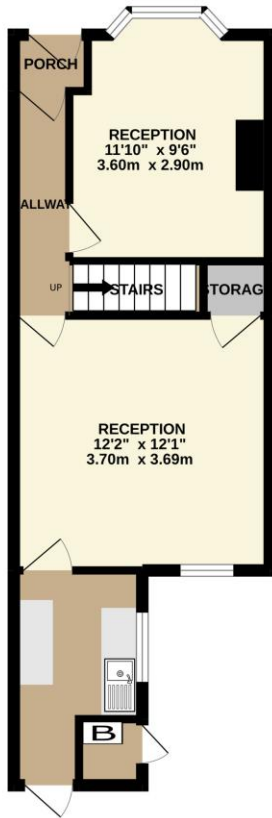
AT A GLANCE

- A Three Bedroom Victorian Terrace
- Living Accommodation Over Three Floors
- A Mile From Reading Town Centre
- Two Reception Rooms
- Fitted Kitchen
- Re-Fitted First Floor Bathroom
- Private Rear Garden
- No Chain

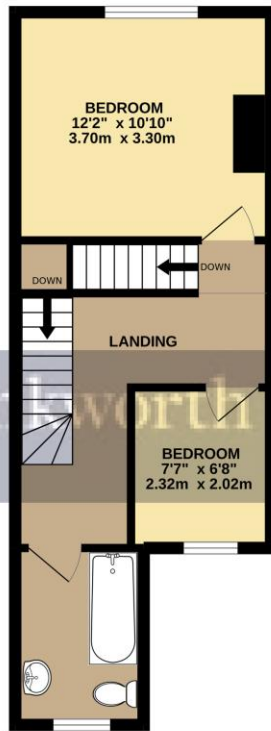




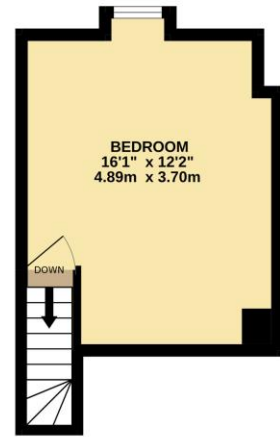
GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



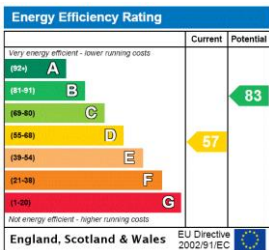
2ND FLOOR
190 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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