



**GEORGE STREET, READING, BERKSHIRE, RG1
OFFERS IN EXCESS OF £300,000 FREEHOLD**

**OFFERING GOOD SIZED ACCOMMODATION OVER THREE FLOORS,
A WELL PRESENTED THREE BEDROOM VICTORIAN TERRACE
WITHIN WALKING DISTANCE OF THE TOWN CENTRE**

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

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DESCRIPTION:

Offered to the market with no onward chain a well presented three-bedroom Victorian terraced home with accommodation being arranged over three floors. Ideally located within a short walk of the town centre and the main line train station with its direct links to London Paddington in just over 20 minutes and soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. There are excellent local amenities including Oxford Road Community School, Civitas Academy Primary School and Victoria Park playing fields.

Internally comprising two formal reception rooms, kitchen, bathroom, two bedrooms to the first floor and a further double bedroom on the top floor. Immediately to the rear of the property there is a secluded garden with the main part being terraced area and a lawned area to one end.

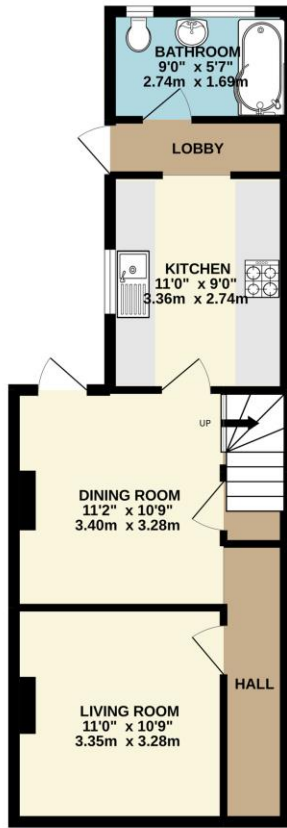
AT A GLANCE

- No Onward Chain
- Accommodation Over Three Floors
- Three Bedrooms
- Two Reception Rooms
- Walking Distance Of The Town Centre & The Train Station
- Low Maintenance Private Rear Garden

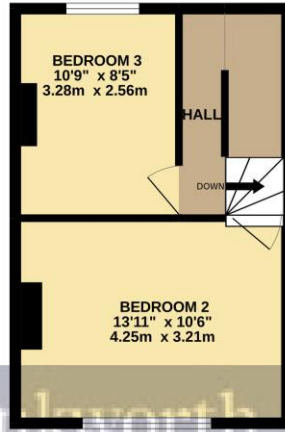




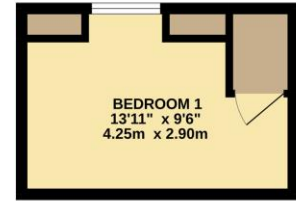
GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



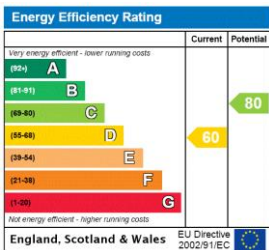
2ND FLOOR
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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