

Cardiff Road, Reading, RG1 8ES.

3 | 1 | 1

£325,000 *Freehold*

THREE BEDROOM TERRACE HOME CLOSE TO READING TRAIN STATION

Ideally situated within a 10-minute walk of Reading Station, this three-bedroom property offers an excellent opportunity for modernisation and improvement. The accommodation comprises an entrance hall, spacious living room, kitchen with adjoining utility area, outer lobby and ground-floor bathroom. To the first floor, the landing leads to three well-proportioned bedrooms. Externally, the property benefits from an approximately 30ft rear garden.

KEY FEATURES

- THREE BEDROOM TERRACE
- 10 MINUTE WALK TO READING STATION
- GROUND FLOOR BATHROOM
- IN NEED OF UPDATING
- SPACIUOS LIVIUNG ROOM
- NO ONWARD CHAIN



Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

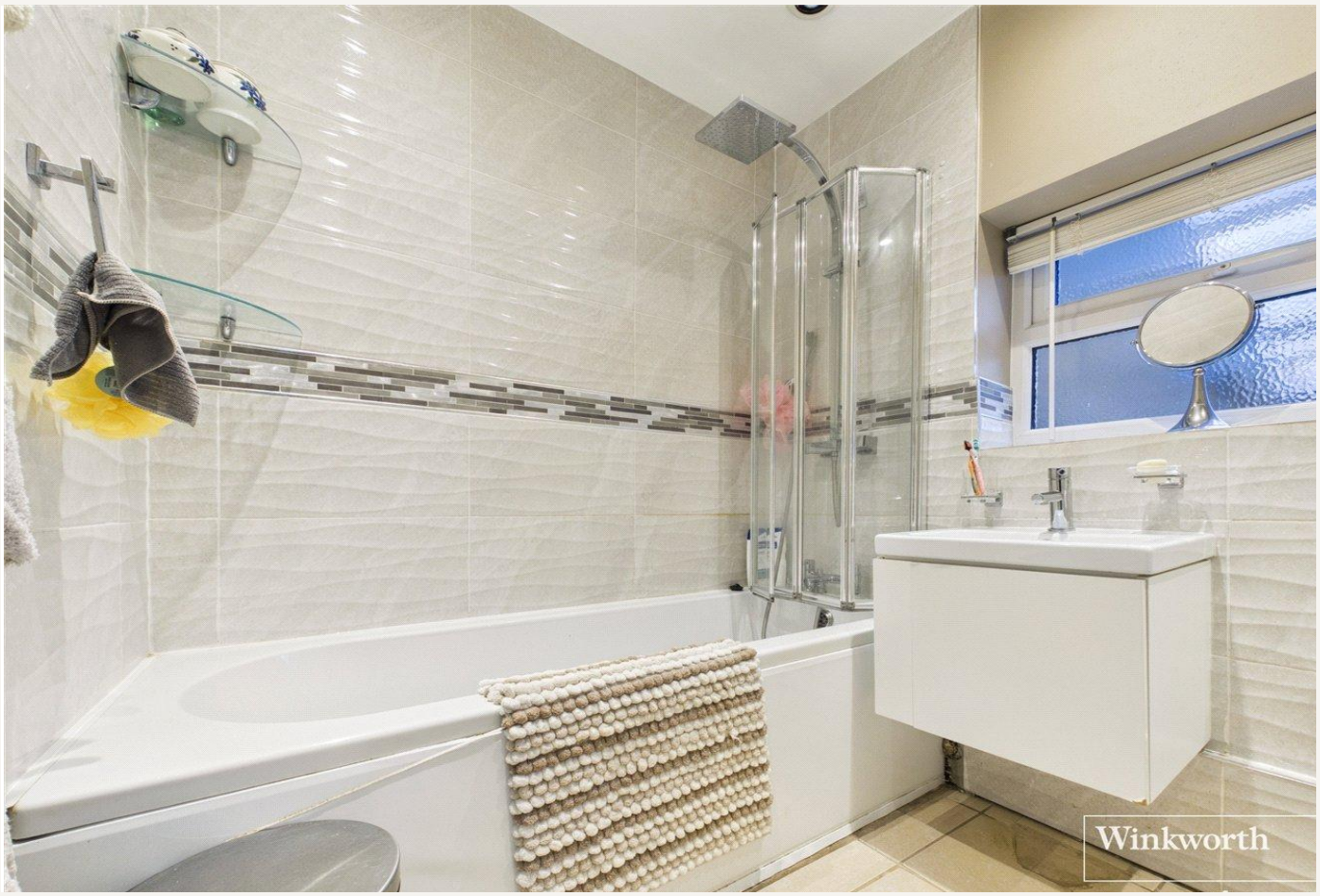

Winkworth
for every step...


Winkworth


Winkworth


Winkworth


Winkworth

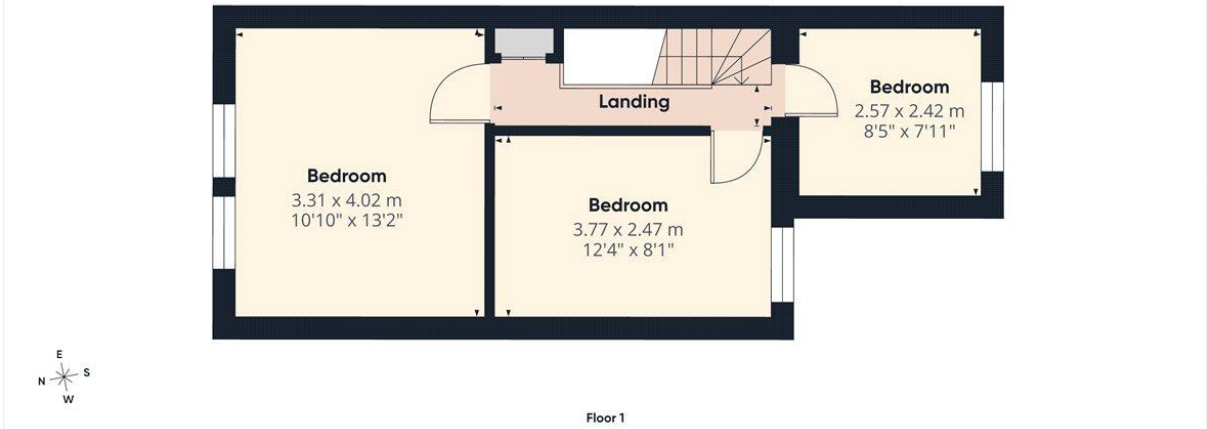


MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: To be confirmed



Ground Floor



Floor 1

Winkworth

GLA[1]
97.91 m²
1053.89 ft²

Total
97.91 m²
1053.89 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

https://www.winkworth.co.uk/sale/property/REA260974

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

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.