



Western Road, Reading, RG1 6PD

OFFERS IN EXCESS OF £325,000 *Freehold*

Three Bedroom Terrace House Much Improved By The Current Owners
Close To Reading West Train Station

Situated in a sought-after location, this charming period terraced home offers spacious and versatile accommodation throughout. The property features three bedrooms, with bedroom three accessed via bedroom two, making it ideal as a nursery, dressing room, study, or occasional bedroom.

The ground floor boasts two inviting reception rooms comprising a cosy living room and separate dining room, creating excellent spaces for both everyday living and entertaining. The property further benefits from a refitted kitchen and a recently upgraded shower/wet room, combining character with modern convenience.

Externally, the home enjoys a fully enclosed rear garden, providing a private outdoor space ideal for relaxing or social gatherings. There is also unrestricted on-street parking available nearby.

Ideally positioned for commuters, the property is approximately 0.1 miles from Reading West railway station according to Google Maps, offering excellent transport connections. The property also provides easy access to Reading Town Centre, along with a wide range of local amenities, schools, and major road links.

This well-presented home represents an excellent opportunity for first-time buyers, families, or investors alike. Contact us today to arrange a viewing.

KEY FEATURES

- Victorian Terrace House
- Three Bedrooms
- Bedroom 3 Is accessed Via Bedroom 2 (Interconnecting)
- Two Reception Rooms
- Fully Enclose Rear Garden
- Ground Floor Wet room
- Refitted Kitchen
- Close Proximity To Reading West Station (0.1)



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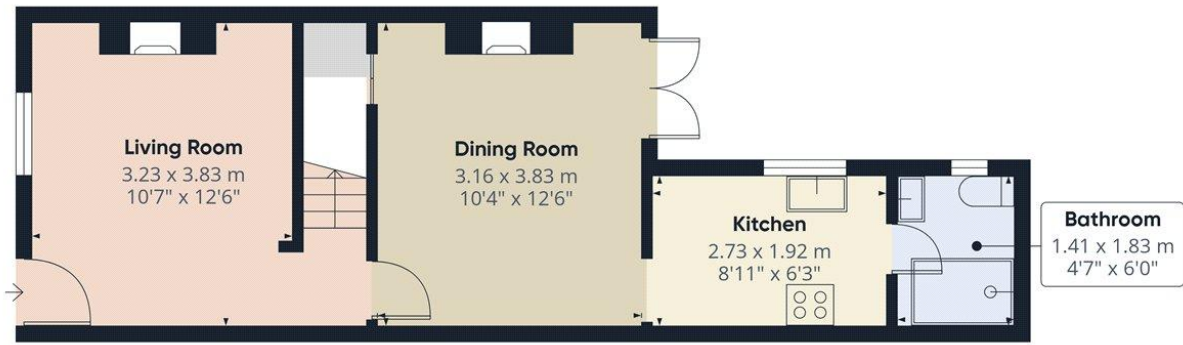


MATERIAL INFO

Tenure: Freehold

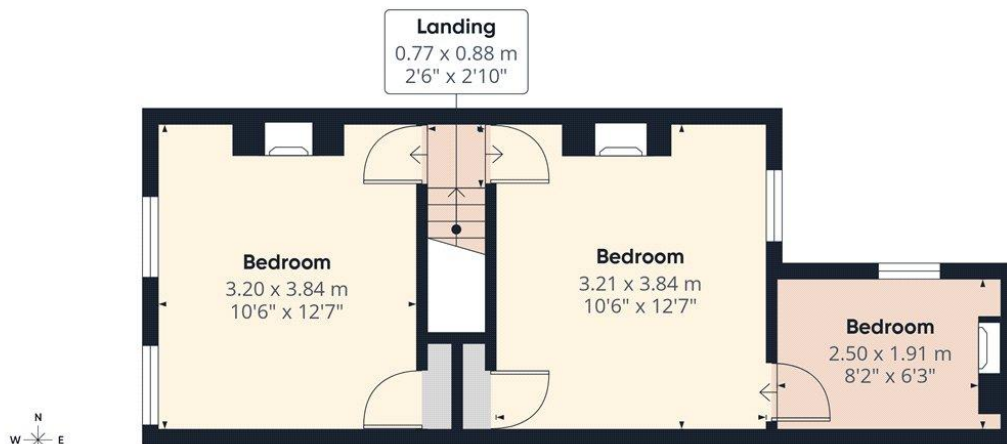
Council Tax Band: C

EPC rating: D



Ground Floor

Approximate total area⁽¹⁾
65.7 m²
706 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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