



CUMBERLAND ROAD, READING, RG13JT
ASKING PRICE £375,000 FREEHOLD

A THREE BEDROOM MODERNISED HOME IN A
POPULAR LOCATION CLOSE TO LOCAL
AMENITIES AND CENTRAL READING

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DESCRIPTION:

A classic terraced home which has been the subject of considerable improvement and upgrading. This fine home has a wonderful mix of character and contemporary providing a living space which is ideal for today's modern living. The property has a fantastic open plan kitchen /dining room with an island unit which adds to the feeling of the space being a real hub of the home along with a range of integrated appliances. There is a comfortable sitting room with an exposed brick fireplace. The bathroom has been re fitted with a three piece suite with a tiled floor. The first floor has three separate bedrooms with natural light on the landing provided by light tunnels. There are replacement double glazed windows and gas radiator heating. The rear has a westerly aspect landscaped garden with a good sized patio with an area of lawn providing an ideal entertaining space.

AT A GLANCE

- An upgraded and modernised home
- Open plan kitchen/dining room with integrated appliances
- Three bedrooms
- Ground floor bathroom
- Sitting room
- Replacement double glazed windows
- Gas radiator heating
- Council tax band B









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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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