



Sherwood Street, Reading, Berkshire, RG30 1LF

£325,000

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Excellent example of a three bedroom terrace home located to the west of Reading, with three double bedrooms, two bathrooms and an additional brick built outbuilding giving further accommodation.

KEY FEATURES

- Three double bedrooms
- Two reception rooms
- Ground floor bathroom and separate WC
- En-suite shower room to main bedroom
- Purpose built outbuilding for use as office/gym/playroom
- Enclosed rear garden



Reading

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An opportunity to acquire this three bedroom terraced home located half a mile from Reading west station. This home offers three double bedrooms, two reception rooms, galley style kitchen, ground floor bathroom, separate WC and an en-suite to the main bedroom. The home further benefits from a purpose brick-built outbuilding for use as an additional room such as an office/home gym/playroom. Outside is a rear garden, front patio area and residents parking.





MATERIAL INFO

Tenure: To be advised

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: D



Approximate total area⁽¹⁾
98.2 m²
1057 ft²

(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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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