



## Wantage Road, Reading, Berkshire, RG30 2SL

£2,100 per month *Unfurnished*

3  2  2 

A superb three bedroom, two bathroom Victorian semi-detached home with a 100ft+ rear garden, outhouse and loft room. The property has been refurbished to a high standard and is located in this tree lined road just over a mile from Reading Town Centre and a short walk to Prospect Park, Reading's largest public park, and close to local amenities and schools. The generous living accommodation comprises; a large lounge with feature bay window, a dining room with ample storage which leads into the high spec. fitted kitchen complete with quartz work surfaces and a range of integrated appliances including; dishwasher, double oven, microwave, induction hob and an American style fridge/freezer. To the rear of the kitchen there is a lovely marble effect wet room and study. The kitchen, study and bathrooms all have underfloor heating. There are three double bedrooms on the first floor and a family bathroom and a partially converted loft room which is accessed via a loft ladder and offers additional storage. The property benefits from large garden measuring approximately 100ft in length and has a brick built outhouse with power and which would be suitable as a workshop, playroom, gym or for additional storage. There is on road permit parking to the front of the house. Available 30th January 2026. Unfurnished.

### KEY FEATURES

- Three Bedroom Victorian Terrace House
- High Spec. Fitted Kitchen
- Two bathrooms
- 100ft + Garden
- On road permit parking
- Available 30th January
- Unfurnished



Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

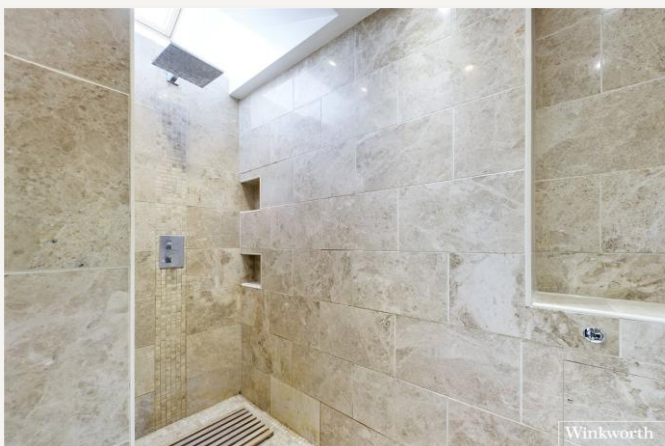
**Winkworth**

for every step...









## MATERIAL INFO

**Deposit:** £2,423.08  
**Holding Deposit:** £484.61  
**Council Tax Band:** C  
**EPC rating:** D



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>135.4 m<sup>2</sup>1457 ft<sup>2</sup>

## Reduced headroom

8.9 m<sup>2</sup>95 ft<sup>2</sup>

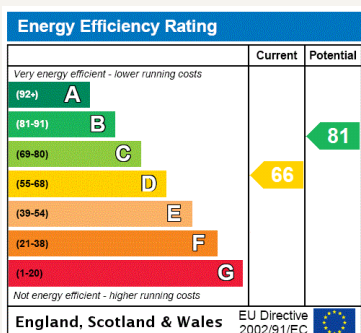
(1) Excluding balconies and terraces

## Reduced headroom

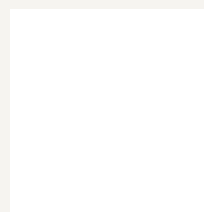
Below 1.5 m/5 ft

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

GIRAFFE360



For more information, scan the QR code or visit the link below


<https://www.winkworth.co.uk/rent/property/REA200601>

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](mailto: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.