



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 now. Unfurnished.

KEY FEATURES

- Three Bedroom Victorian Terrace House
- High Spec. Fitted Kitchen
- Two bathrooms
- 100ft + Garden
- Council tax band C
- On road permit parking
- Available now



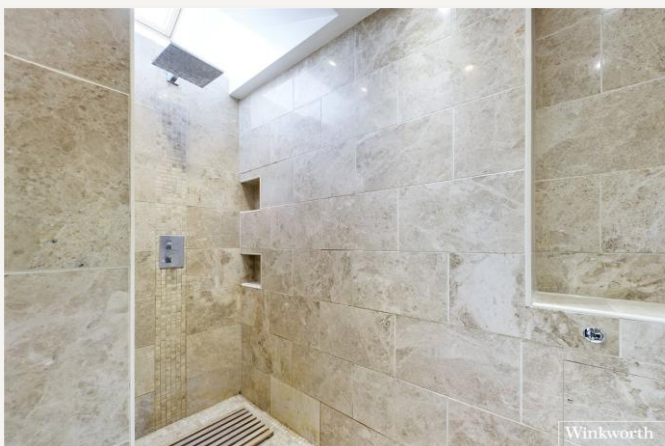
Reading

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MATERIAL INFO

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



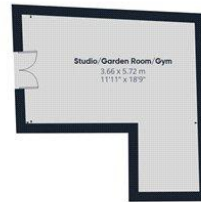
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

135.4 m²

1457 ft²

Reduced headroom

8.9 m²

95 ft²

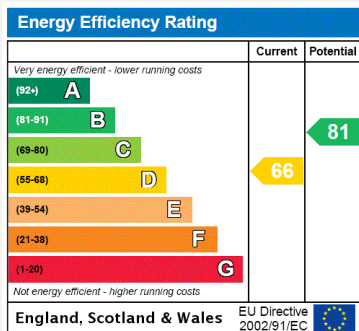
(1) Excluding balconies and terraces

Reduced headroom

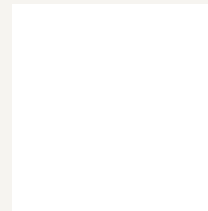
Below 1.5 m/5 ft

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

GIRAFFE360



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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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