

ELIZABETH WALK, BERKSHIRE, RG2 9RW  
OFFERS IN EXCESS OF £300,000 FREEHOLD

## THREE BEDROOM TERRACE HOUSE AVAILABLE WITH NO ONWARD CHAIN COMPLICATIONS

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

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#### DESCRIPTION:

This three-bedroom terraced house is offered to the market with no onward chain, providing an excellent opportunity for those looking to move quickly. Situated in a highly sought-after residential area close to Reading town centre, the property combines generous living space with superb convenience.

The ground floor offers two inviting reception rooms, ideal for both everyday family living and entertaining, together with a practical cloakroom. The well-proportioned kitchen/Breakfast room enjoys a pleasant outlook over the garden, while the first floor hosts three spacious bedrooms and a modern family bathroom. Throughout, the décor is tasteful and neutral, creating a welcoming home ready to move straight into.

Outside, the property benefits from a fully enclosed rear garden, offering the perfect setting for outdoor relaxation and summer gatherings. On-street parking is available nearby.

The location is a particular feature, being within easy reach of Reading mainline train station, The Oracle shopping centre, and a wide choice of local amenities, schools, and leisure facilities. With excellent transport links and everything on the doorstep, this home is ideal for professionals, commuters, and families alike.

Early viewing is highly recommended.

#### AT A GLANCE

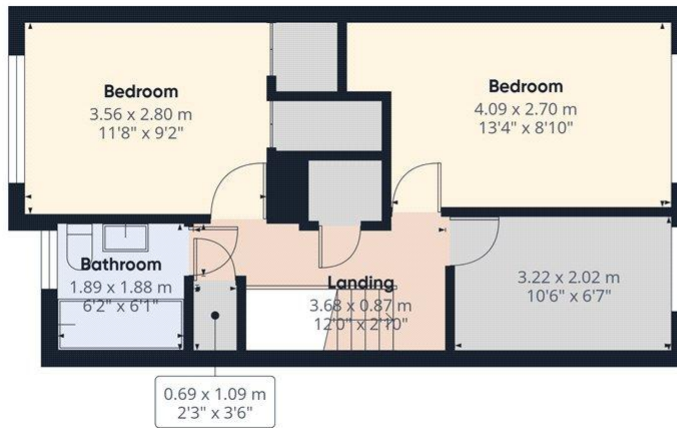
- No Onward Chain
- Three Well-proportioned Bedrooms
- Two reception Rooms
- Ground Floor Cloakroom
- Fully Enclosed Rear Garden
- first Floor Bathroom
- Close To Town Centre & Train Station
- Unallocated Resident Parking







Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

83.9 m<sup>2</sup>  
904 ft<sup>2</sup>

**Reduced headroom**

2.2 m<sup>2</sup>  
24 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

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.

**Tenure:** Freehold

**Council Tax Band:** C

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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