



Oxford Road, Reading, Berkshire, RG30 1EF

£250,000 *Freehold*

3 0 0

Mid terrace in need of general updating, new kitchen & bathroom.

This Victorian mid terrace property is located with ease of access to shops, bus routes into Reading, schools and other local amenities. The property is in need of general modernisation and updating. However, extensive work has been done by the seller re insulating certain previous single skin walls as per previous survey conditions and as such there is no sanitary ware in the bathroom and only limited cupboards in the kitchen. The buyer will be responsible for fitting a bathroom suite and kitchen at their own cost and should ensure their lender is happy with this before booking a viewing!!!! Access can be agreed between exchange of contracts and completion (subject to legal approval) for this work to be done.

The property comprises an entrance hall, living room, dining room, kitchen, lobby area, WC, ground floor shower room, lean to, landing and three bedrooms (the 3rd bedroom being off Bedroom 2).

To the rear is an enclosed 40ft garden.

KEY FEATURES

- Two+one bedroom house
- Two separate reception rooms
- Kitchen needs fitting!!
- Ground floor bathroom needs fitting!!
- 40ft rear garden
- No onward chain



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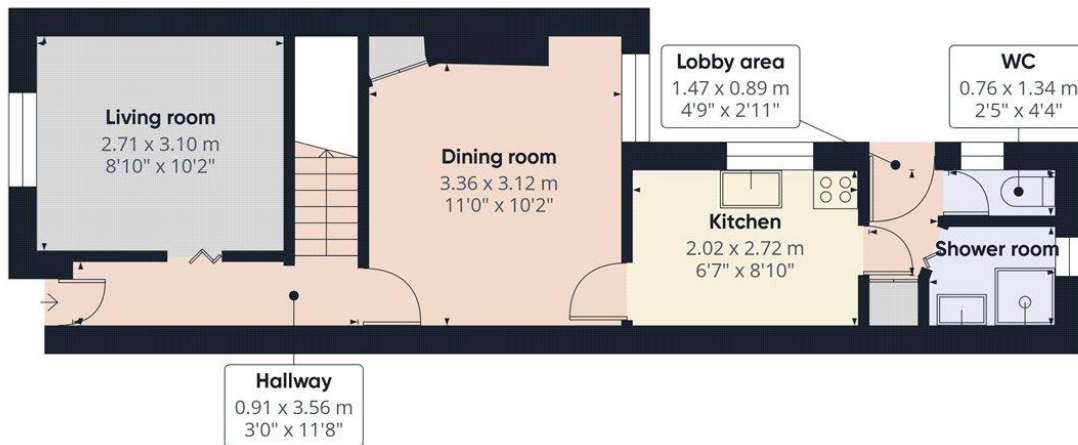
for every step...



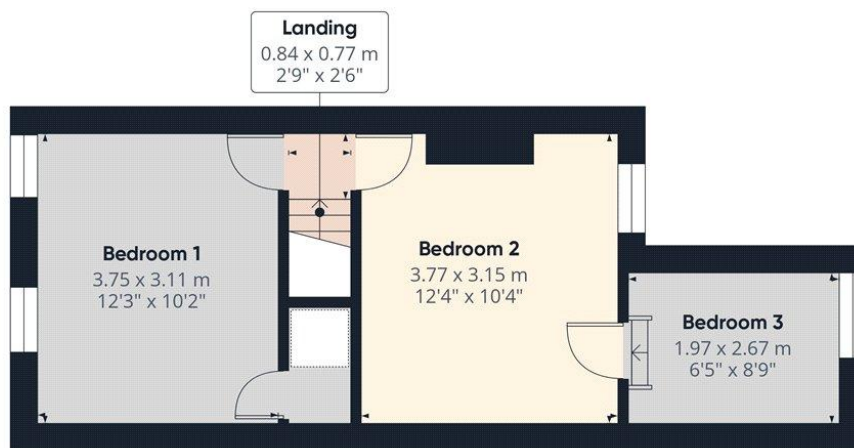


MATERIAL INFO

Tenure: Freehold
Council Tax Band: B
EPC rating: D



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
64.9 m²
698 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		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA250686>

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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