



COVENTRY ROAD, READING, BERKSHIRE, RG13NE
£315,000 FREEHOLD

CHARMING 2+1 BEDROOM TERRACE HOME WITH SCOPE FOR LOFT CONVERSION (STPP) BEING SOLD WITH NO ONWARD CHAIN

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DESCRIPTION:

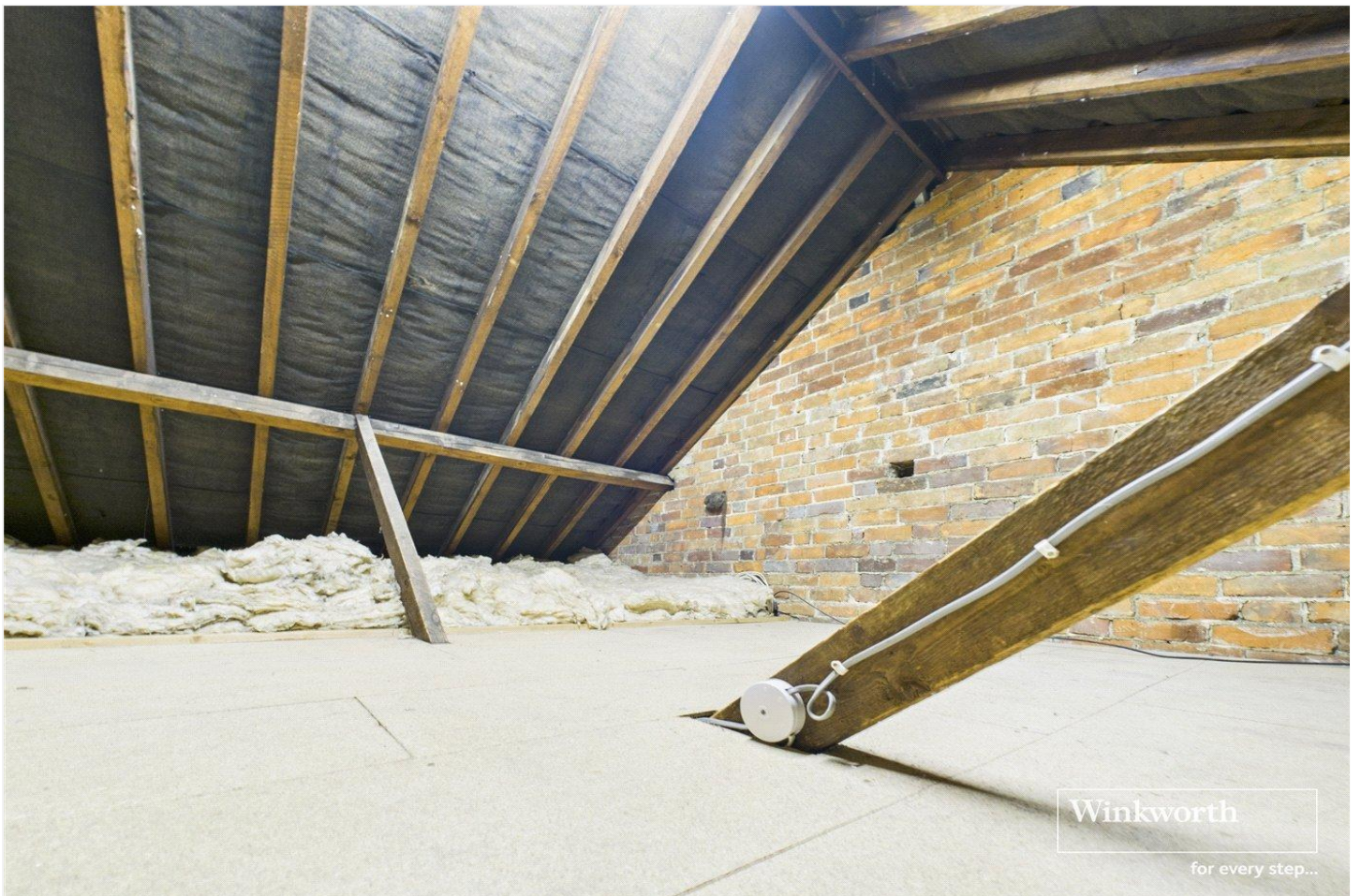
This charming two + one bedroom mid-terrace home is located in the sought after Newtown area of East Reading, less than a mile's walk from Reading town centre with its wide choice of shops, bars, and restaurants. The property has been tastefully redecorated throughout and features varnished stripped floorboards to the ground floor rooms, along with a number of other recent improvements by the current owners.

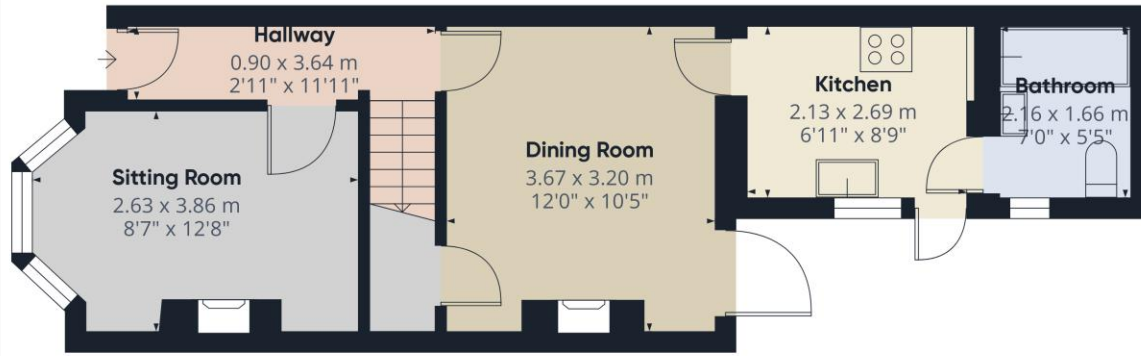
Accommodation includes two reception rooms with feature fireplaces, well-presented kitchen with new worktops, modern ground floor bathroom with shower, two spacious double bedrooms with built in cupboards and feature fireplaces and one single bedroom (accessible via bedroom two). There is a large boarded loft space with power — ideal for storage or scope for conversion (STPP) and uPVC windows to much of the house. Outside, the property enjoys a pretty, low-maintenance enclosed rear patio garden with shed.

AT A GLANCE

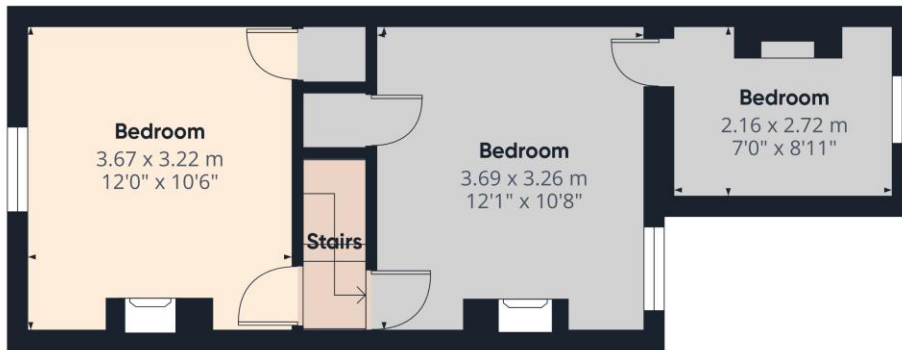
- Two + One bedroom mid terrace
- Redecorated throughout
- Two reception rooms
- Kitchen with new worktops
- Modern Ground floor bathroom
- Enclosed rear garden, patio and shed
- Boarded loft with power







Ground Floor



Floor 1

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Approximate total area⁽¹⁾
 66.9 m²
 720 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.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B

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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