



Connaught Road, Reading, RG30 2UD.

£325,000 *Freehold*

2  1  1 

Beautifully Presented Victorian Terrace Home in Prime Location

This stunning and immaculately maintained Victorian terrace is ideally situated close to local shops, well-regarded schools, and convenient bus routes, offering both charm and practicality in equal measure.

The accommodation boasts a spacious open-plan living area featuring delightful high ceilings that enhance the sense of light and space. The heart of the home is a stylish and impressively appointed kitchen, perfect for modern living.

Upstairs, the property offers two generous double bedrooms and a contemporary first-floor bathroom suite. The current owners have carried out significant improvements over the past five years, including:

- Replastered walls and ceilings
- New rear roof
- Upgraded gas boiler re central heating/hot water
- Double glazed windows
- Boarded and insulated loft space

Externally, the property benefits from a beautifully maintained, low-maintenance rear garden extending approximately 30ft – ideal for relaxing or entertaining. An exceptional opportunity to acquire a character-filled home that's ready to move into

KEY FEATURES

- Two double bedrooms
- Modern 1st floor bathroom suite
- Spacious open plan living room
- Very impressive kitchen
- Well maintained rear garden
- Immaculate condition throughout



Reading

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MATERIAL INFO

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



Ground Floor

Approximate total area⁽¹⁾
74.5 m²
801 ft²



Floor 1

(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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



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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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