



Oxford Road, west Reading, RG30 1EF.

£325,000 *Freehold*

2  1  2 

Beautifully renovated Two/Three bedroom home with two bathrooms

Ideally situated within easy walking distance of excellent bus routes, local schools and a wide range of shops and amenities, this fully renovated home offers stylish, modern living throughout and is offered to the market with no onward chain.

The ground floor comprises a brand-new contemporary kitchen conveniently positioned off the dining room, a versatile reception room which could also be used as a third bedroom, and a stunning newly fitted shower room. There is also a refurbished utility room, providing excellent additional practical space.

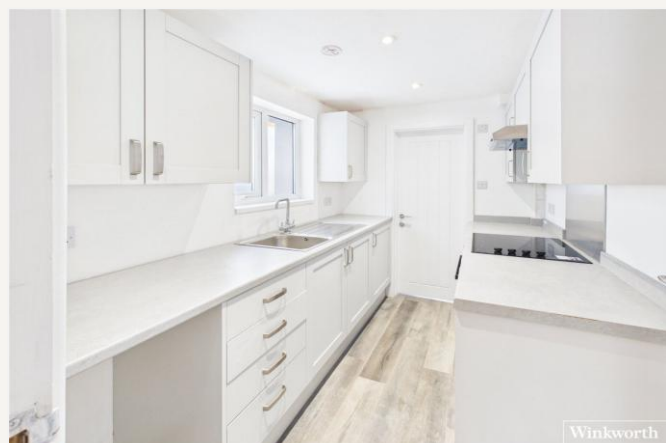
Upstairs, the landing leads to two well-proportioned double bedrooms, with the principal bedroom benefiting from a luxurious new en-suite bathroom.

Further benefits include a brand-new boiler and beautifully updated interiors throughout, meaning the property is ready to move into with minimal further expenditure required.

Externally, the property enjoys a private rear garden extending approximately 40ft.

KEY FEATURES

- Two/Three bedroom home
- Totally renovated home!!!!!!
- Fab Ground floor shower room & en-suite bathroom
- Stunning new kitchen
- New Gas Boiler
- No onward chain



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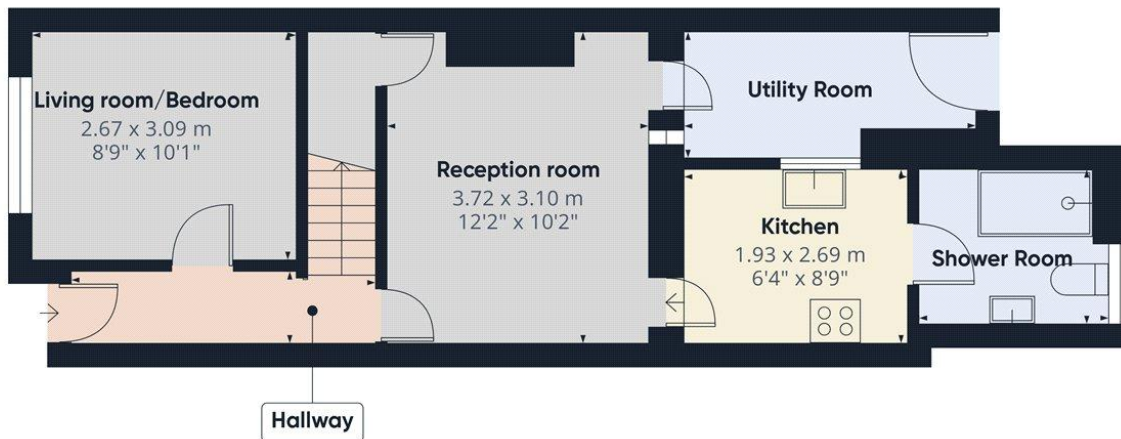
for every step...



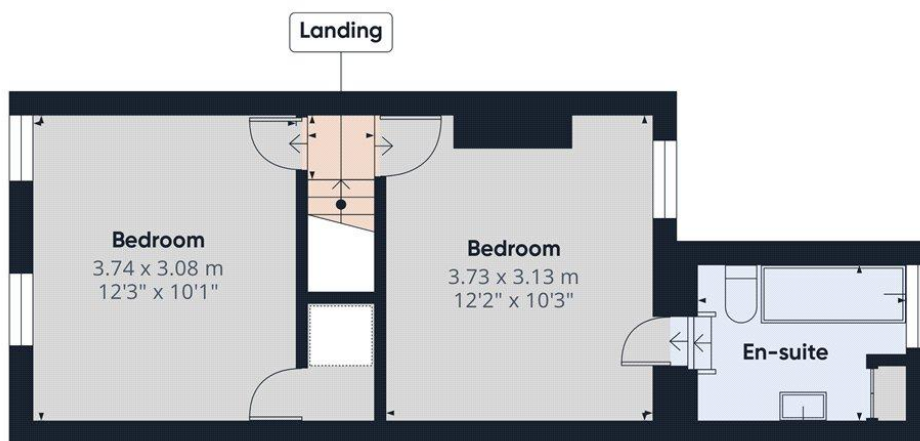


MATERIAL INFO

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



Ground Floor



Floor 1

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GLA[®]

84.54 m²

909.93 ft²

Total

84.54 m²

909.93 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 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/REA260761>

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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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