



Alpine Street, Reading, RG1 2PY.

£350,000 *Freehold*

3  1  1 

This impressive town centre home has three generous bedrooms and eye catching 1st floor bathroom suite

Conveniently located within easy reach of the town centre, this well-presented home offers a bright and spacious layout throughout. The impressive open-plan kitchen/dining room flows seamlessly into the adjoining living room, creating an ideal space for modern family living and entertaining.

Upstairs, there are three well-proportioned bedrooms, each separately accessed, along with a stylish and contemporary four-piece bathroom suite.

Outside, the property benefits from a terraced rear garden extending approximately 30ft, providing a lovely outdoor area for relaxation or dining. Additional features include double-glazed windows and gas radiator heating. This attractive home is sure to appeal to a wide range of buyers.

KEY FEATURES

- Stylish Three bedroom home
- 1st floor 4 piece bathroom suite
- Modern kitchen/dining room
- Open plan living room
- Terraced rear garden
- Double glazed

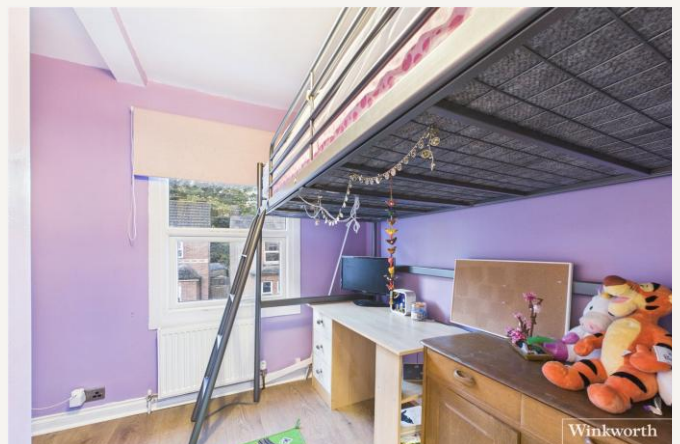


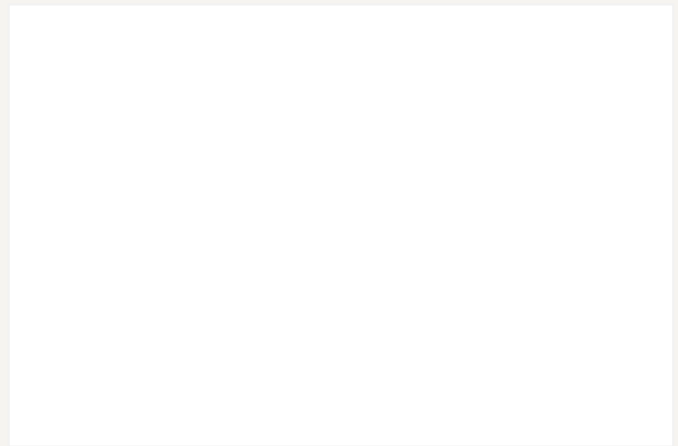
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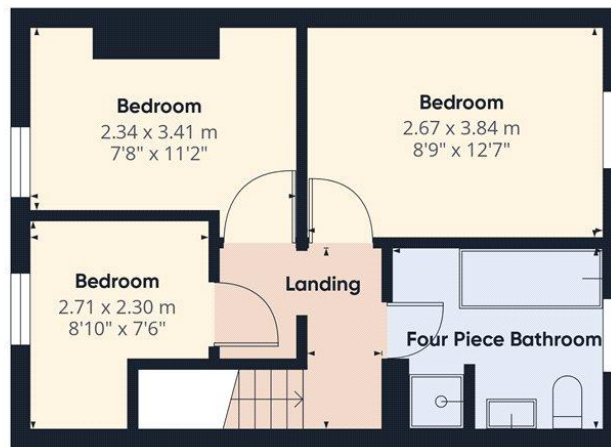


MATERIAL INFO

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



Ground Floor



Floor 1

Approximate total area⁽¹⁾

68.1 m²

733 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

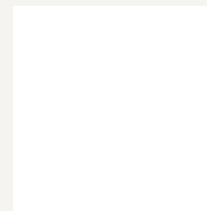
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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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