



## Gower Street, Reading, RG1 7PE

OFFERS IN EXCESS OF £300,000 *Freehold*

Charming Two Bedroom End Of Terrace House Very Short Walk To Reading West Train Station

Introducing this delightful end of terrace house situated in a popular residential area. The ground floor features a spacious living room, dining room, office/storage space, and a stylish kitchen with direct access to the fully enclosed garden, complete with side access. Upstairs, you will find two generously sized bedrooms and a family bathroom. This property is in good condition throughout, offering a comfortable and inviting living environment.

Conveniently located just a one-minute walk from Reading West Train Station, this home provides easy access to transport links, making commuting a breeze. Local amenities, schools, and leisure facilities are all within close proximity, while the vibrant town centre is just a short distance away, offering a wide range of shopping and dining options. Ideal for first-time buyers or those looking to downsize, this property presents a fantastic opportunity to own a charming home in a prime location. Contact us today to arrange a viewing

### KEY FEATURES

2 2 1

- End Of Terrace House
- Two Well Proportioned Double Bedrooms
- Stylish Kitchen
- Two Reception Rooms & Bonus Office/Storage
- One Minute Walk To Reading West Train station (100m)
- Fully Enclose Garden With Side Access
- Family Bathroom
- Good Condition Throughout



### Reading

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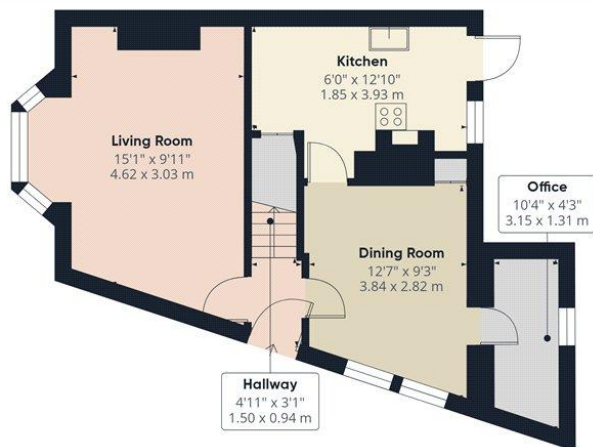
#### MATERIAL INFO

**Tenure:** Freehold

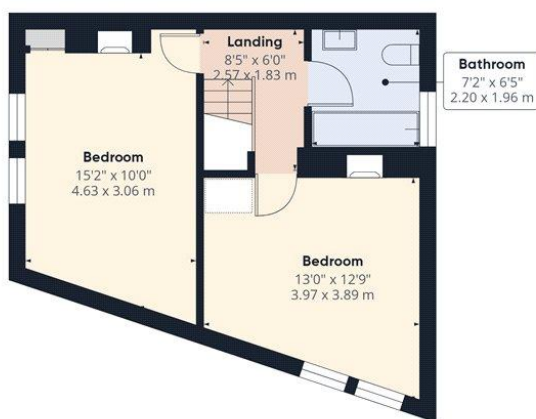
**Council Tax Band:** B

**EPC rating:** D





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
822 ft<sup>2</sup>  
76.4 m<sup>2</sup>

(1) Excluding balconies and terraces

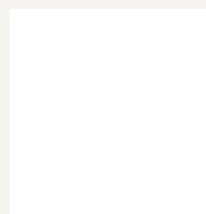
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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



<https://www.winkworth.co.uk/sale/property/REA250433>

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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