



LOWER FIELD ROAD, READING, RG1  
OFFERS IN EXCESS OF £325,000 FREEHOLD

A DELIGHTFUL TWO BEDROOM VICTORIAN  
TERRACE HOUSE WITH A 100FT. REAR GARDEN  
IN A QUIET NO THROUGH ROAD LOCATION

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## DESCRIPTION:

A two bedroom bay fronted Victorian terrace home in this quiet no through road location on the southern edge of Reading Town Centre. The property is an easy walk to the shops and Reading Station as well as offering excellent access to Green Park and the M4 at junction 11 via Rose Kiln Lane (A33). The property is well presented throughout with many period features including exposed floorboards in the lounge and both bedrooms. There are replacement double glazed sash windows in the bay windows on the ground floor and master bedroom on the first floor. On the ground floor there are two reception rooms and a lovely kitchen which was replaced in 2022. The kitchen opens into the west facing rear garden which measures approximately 100 ft. (30 Mts.) in length and consists of a shingled patio area directly to the rear of the house, a lawn and kitchen garden, flower beds and a shed to the rear. On the first floor there are two double bedrooms and a spacious bathroom with bath and separate shower cubicle. This lovely house in this great location will make an excellent first time buy or investment purchase and is being sold with no chain complications.

## AT A GLANCE

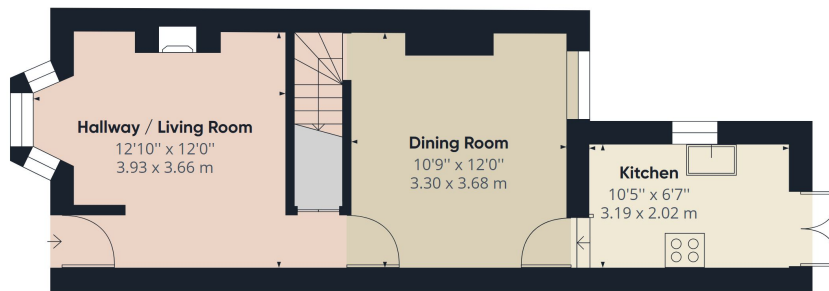
- Two Bedroom Victorian Terrace House
- Two Reception Rooms
- First Floor Bathroom with Bath and Shower
- New Kitchen Fitted in 2022
- Rear Garden of Approximately 100ft. in Length
- No Through Road Location
- Walk to Shops and Train Station
- No Chain



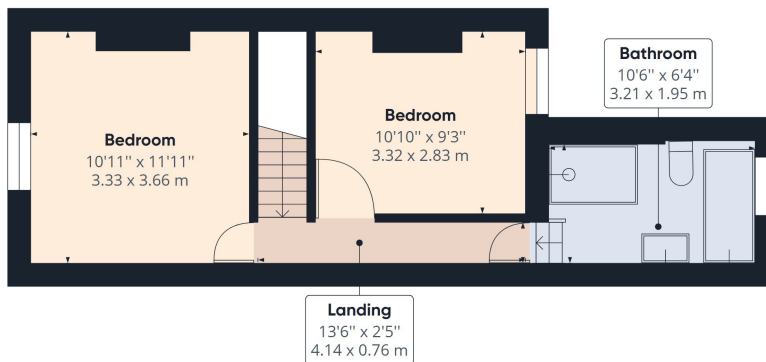








Ground Floor



Floor 1

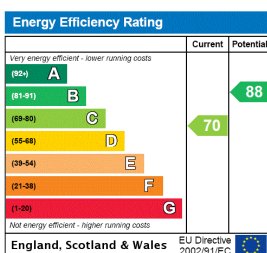
**Approximate total area<sup>(1)</sup>**  
695.39 ft<sup>2</sup>  
64.60 m<sup>2</sup>

(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.

GIRAFFE360

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.



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