



SALISBURY ROAD, BERKSHIRE, RG30 1BN
£350,000 FREEHOLD

A CHARMING THREE BEDROOM BAY FRONTED VICTORIAN TERRACE HOUSE HALF A MILE FROM READING TOWN CENTRE

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A beautifully presented three-bedroom Victorian terraced home, situated just 250 metres from Reading West Train Station and within half a mile of Reading Town Centre. The property is tastefully presented combining period charm with modern living.

Living accommodation comprises, two ground floor reception rooms, both complete with ornate feature fire places and the living room with a lovely bay window and dining room stripped and varnished original floorboards. To the rear of the house there is a stylish, high-specification kitchen featuring granite work surfaces and a full range of Bosch integrated appliances which opens onto a private rear garden measuring approximately 35ft. in length. On the first floor there are three bedrooms (including a generous master with built-in wardrobes and polished wood flooring), and a well-appointed bathroom.

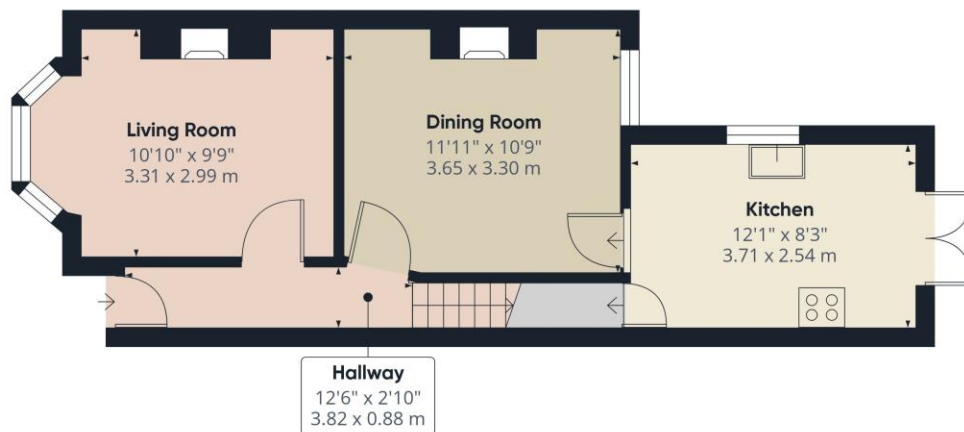
Ideally located for easy access to local amenities and excellent transport links, including trains to London Paddington in just 30 minutes, this immaculate home is perfect for first-time buyers, commuters, or investors.

AT A GLANCE

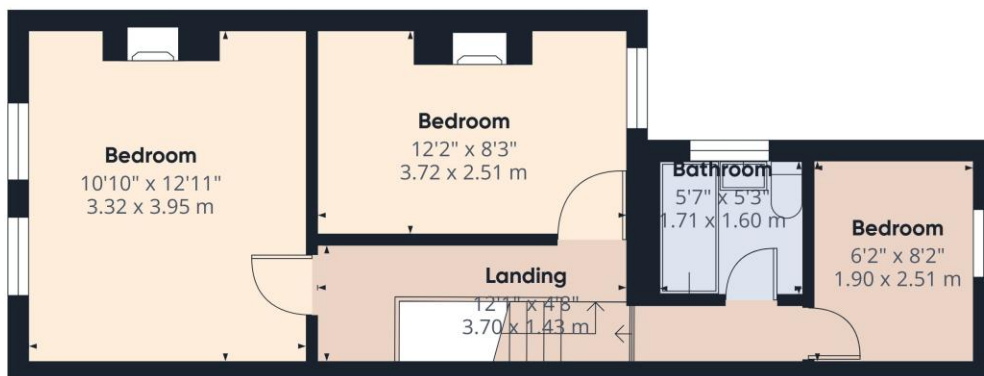
- Three Bedroom Bay Fronted Victorian Terrace
- Two Reception Rooms with Feature Fireplaces
- Contemporary Kitchen with Granite Work Surfaces and Bosch Appliances
- Modern First Floor Bathroom
- Private Rear Garden
- 250 Metres to Reading West Station
- Half a Mile from Reading Town Centre







Ground Floor



Floor 1

Winkworth

Approximate total area⁽¹⁾
760 ft²
70.5 m²

(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.

GIRAFFE 360

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.

Tenure: Freehold

Council Tax Band: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.