



Sherwood Street, Reading, RG30 1LE.

£275,000 *Freehold*



Two bedroom home with first floor bathroom.

This tidy terraced home is situated on a popular road just off Oxford Road. To the rear, the property benefits from a private 45ft garden.

The accommodation comprises two separate reception rooms, a kitchen, landing, two good-sized bedrooms, and a first-floor bathroom. The bathroom is spacious, although it does have restricted head height.

Additional features include double-glazed windows and gas radiator heating.

KEY FEATURES

- Two bedroom terrace home
- First floor bathroom
- Two reception rooms
- Kitchen
- Private 45ft garden



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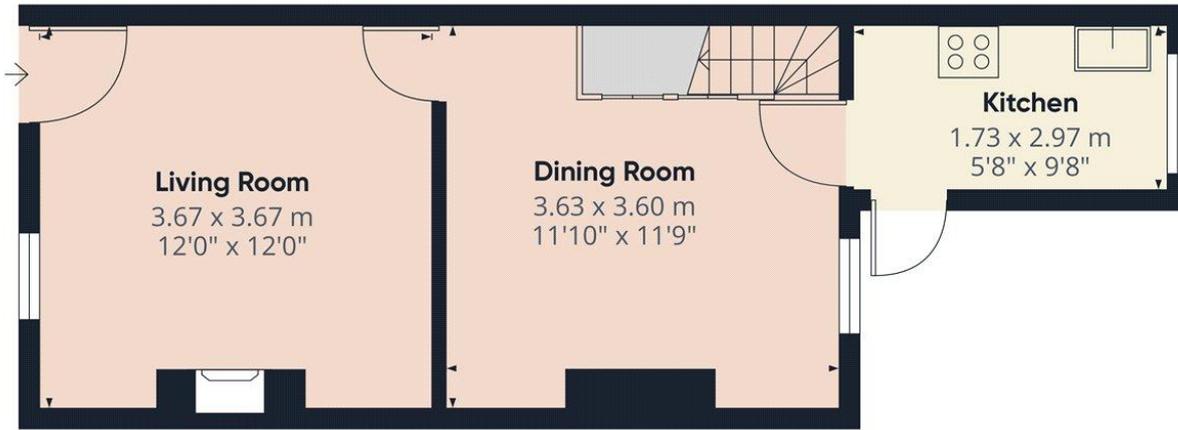
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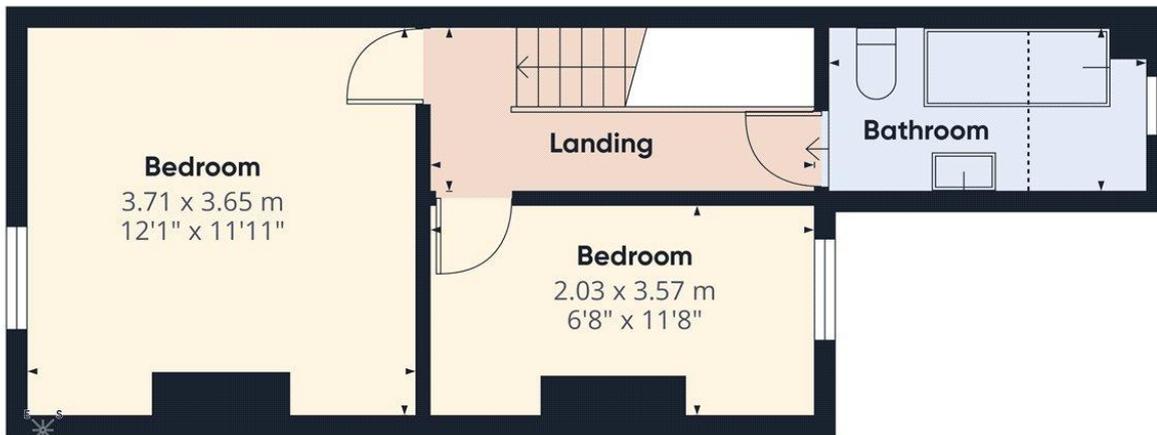


MATERIAL INFO

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



Ground Floor



Floor 1

Approximate total area⁰

59.4 m²
640 ft²

Reduced headroom

1.7 m²
18 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		
69-80	C	69 C	78 C
55-68	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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