



ELGAR ROAD, READING, RG2 0DH.

£325,000 FREEHOLD

THREE BEDROOM HOME WITH A GARAGE TO THE REAR OF THE RISING TERRACED GARDEN.

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

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DESCRIPTION:

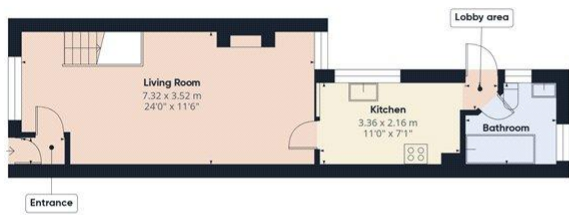
This well presented three-bedroom family home (the 3rd bedroom is approached via a staircase in the 2nd bedroom) is ideally located within walking distance of Reading town centre. The property enjoys a garage which is found via a service road to the rear of the rising terrace garden and also comprises a spacious living room, kitchen, inner lobby area, ground floor bathroom, 1st floor landing with access to bedrooms 1 & 2. Other features include double glazed windows and gas radiator heating (Combi Worcester boiler replaced Sep 2022, the front & rear doors were replaced August 2022).

AT A GLANCE

- Three bedroom home
- Garage to the rear
- Spacious living room
- Ground floor bathroom
- Rising, terraced rear garden
- Well presented







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
72.1 m²
777 ft²

Reduced headroom
0.1 m²
1 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

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.

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