



DE MONTFORT ROAD, READING, RG1  
OFFERS IN EXCESS OF £425,000 FREEHOLD

SITUATED IN THIS PRIME LOCATION, AN  
EXCITING OPPORTUNITY TO ACQUIRE THIS  
BAY FRONTED VICTORIAN TERRACE

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## DESCRIPTION:

A well presented bay-fronted Victorian terrace, offered to the market with no onward chain and situated in this sought after riverside road, within walking distance of the station and a stone's throw of the river Thames. The property has been let out in recent years with four rentable rooms so the two formal receptions downstairs are currently set up as two bedrooms and there is a refitted 15ft kitchen with double glazed french doors which lead out to the rear garden. To the first floor the master bedroom has it's own en-suite and there is a further double bedroom which is complemented by a good sized family bathroom. To the rear of the property there is a secluded low maintenance garden. The River Thames is situated at the end of the road ideal for walking, cycling and jogging along the tow path. Reading train station serves direct access to London Paddington in just over 20 minutes and is soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf. The property also offers easy access to Caversham which has an excellent range of bars, restaurants and shops.

## AT A GLANCE

- Sought After Riverside Road
- Ideal For Commuters
- Two Double Bedrooms
- En-Suite To Master
- Two Reception Rooms
- 15ft Refitted Kitchen
- Low Maintenance Garden
- No Onward Chain







GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.

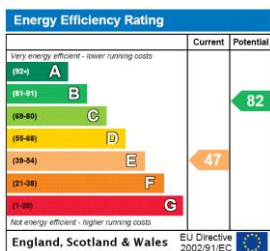


TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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