



## Sherwood Street, Reading, RG30 1LF

£300,000 *Freehold*

### A Three Bedroom Terrace House Recently Redecorated Throughout

Beautifully presented three-bedroom (2+1) Victorian terrace family home situated in a highly sought-after residential location. Recently redecorated throughout, this charming home offers two generous double bedrooms along with a third interconnected bedroom, ideal for a growing family, home office, or dressing room.

The property benefits from UPVC double-glazed windows, a recently refurbished roof, and damp proofing, ensuring a high standard of upkeep and peace of mind. On the ground floor, there are two well-proportioned reception rooms, providing flexible and comfortable living space, alongside a stylish bathroom featuring a characterful roll-top bath.

To the rear, the fully enclosed garden offers a private outdoor retreat, perfect for entertaining or relaxing. Resident parking permits add further convenience.

Ideally located close to local amenities, reputable schools, and excellent transport links, this home perfectly blends period charm with modern comfort.

Early viewing is highly recommended. Contact us today to arrange your appointment and avoid missing out on this exceptional property.



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### KEY FEATURES

- Victorian Bay Fronted Terrace House
- Three Bedrooms (2+1)
- Recently Redecorated
- Refurbished Roof (2025)
- Damp Proof Work (2025)
- Two Reception rooms
- Utility Room
- Ground Floor Bathroom
- Enclosed Well-proportioned Rear Garden



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## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** B

**EPC rating:** D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For more information, scan the QR code or visit the link below

<https://www.winkworth.co.uk/sale/property/REA240545>

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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