



Elm Park Road, Reading, RG30 2TP.

£315,000 *Freehold*

3  2  1 

Three bedroom home with 1st floor bathroom & no onward chain!

This delightful three-bedroom home is perfectly positioned within easy reach of local shops, bus routes and schools. Presented with no onward chain, the property features a well-appointed first-floor bathroom complemented by a convenient downstairs cloakroom.

The accommodation includes an inviting entrance hall, a bright and spacious lounge/dining room, and a generous kitchen leading out to a 30ft rear garden—ideal for relaxing or entertaining. Additional benefits include double-glazed windows and gas radiator heating throughout.

KEY FEATURES

- Three separate bedroom home
- Lounge/dining room
- Kitchen
- Downstairs WC
- 1st Floor bathroom
- No onward chain



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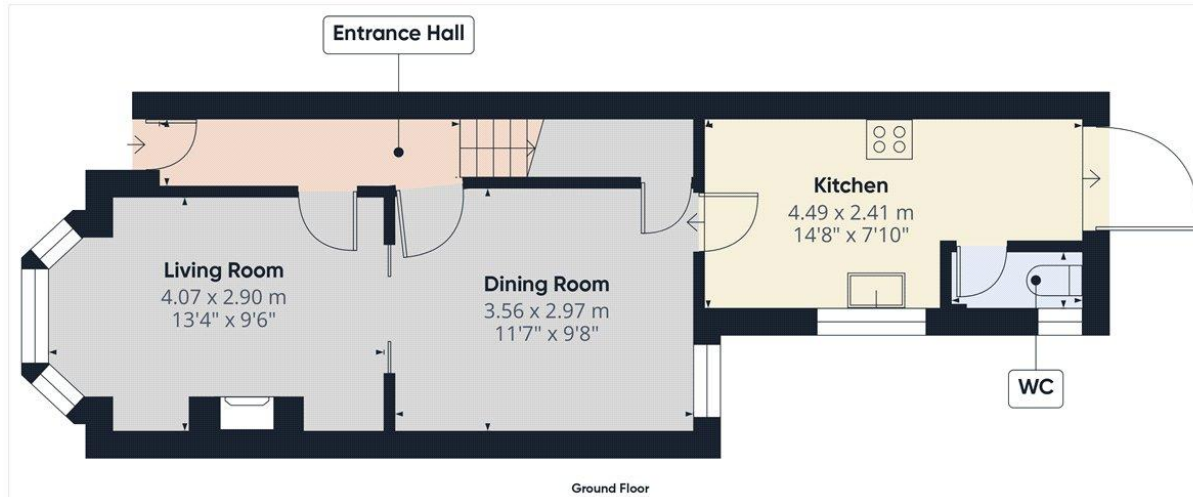
for every step...





MATERIAL INFO

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



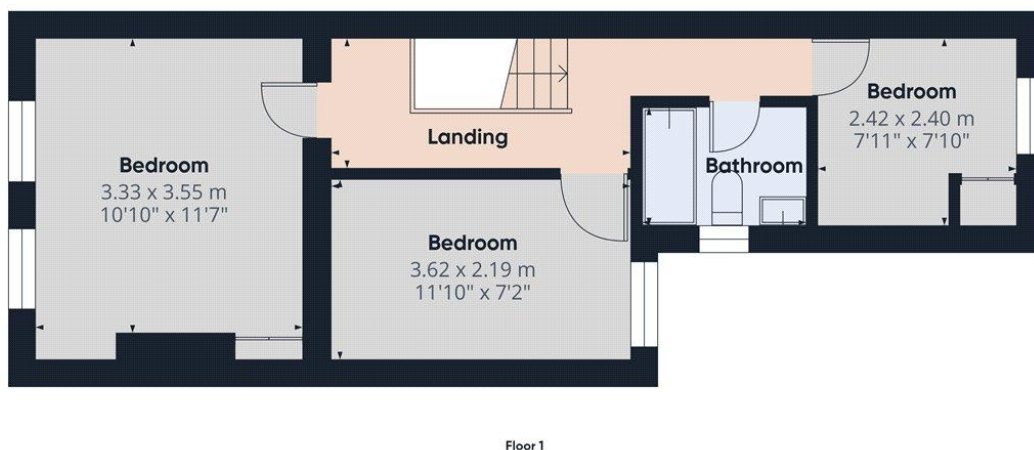
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Approximate total area⁽¹⁾
72.3 m²
776 ft²

(1) Excluding balconies and terraces

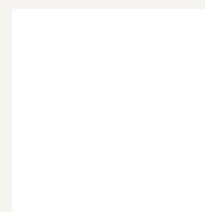
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 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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