



ELGAR ROAD SOUTH, READING , RG2 0WB  
**GUIDE PRICE £400,000 FREEHOLD**

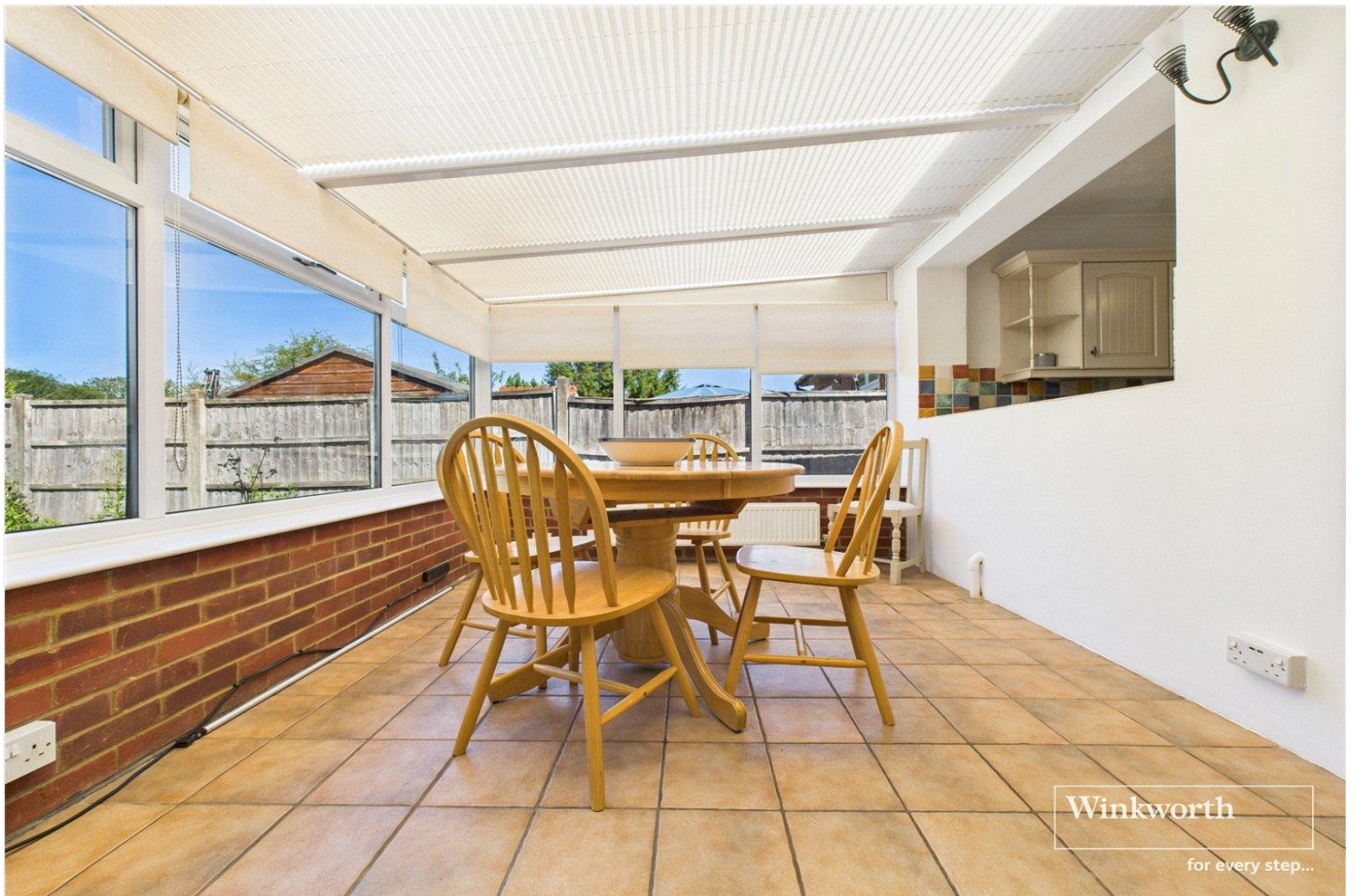
## TWO BEDROOM SEMI-DETACHED HOUSE WITH NO ONWARD CHAIN IN SOUGHT AFTER LOCATION WITH DRIVEWAY PARKING

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## DESCRIPTION:

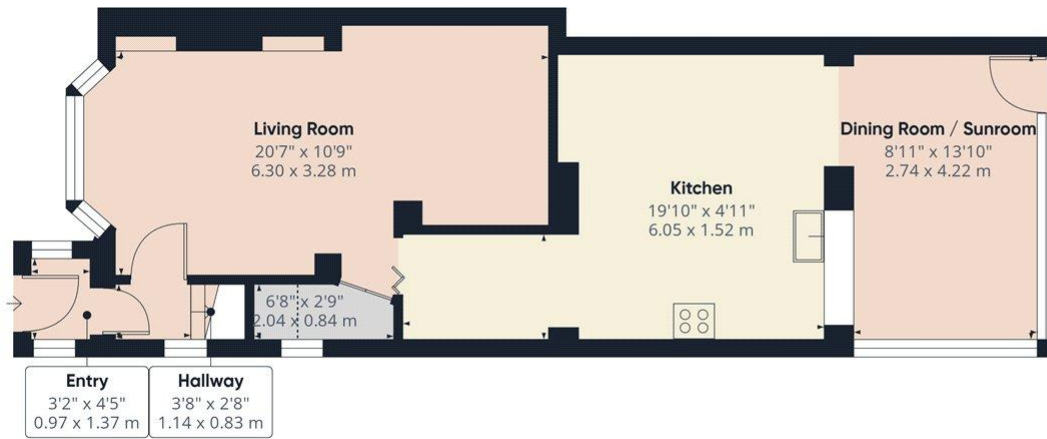
Boasting a no onward chain status, this charming two-bedroom semi-detached house has been recently redecorated throughout, showcasing a double bay-fronted facade that exudes character. The property comprises a spacious living room, a well-appointed kitchen/breakfast room, and a versatile dining room/sunroom. The two bedrooms are accompanied by a recently refitted stylish bathroom for added comfort. Outside, the large rear garden with side access provides a serene backdrop that overlooks Waterloo Meadows, perfect for outdoor relaxation. Ample driveway parking further enhances the convenience of this property, ensuring a comfortable lifestyle. Seize the opportunity to make this delightful house your new home. Contact us now to schedule a viewing .

## AT A GLANCE

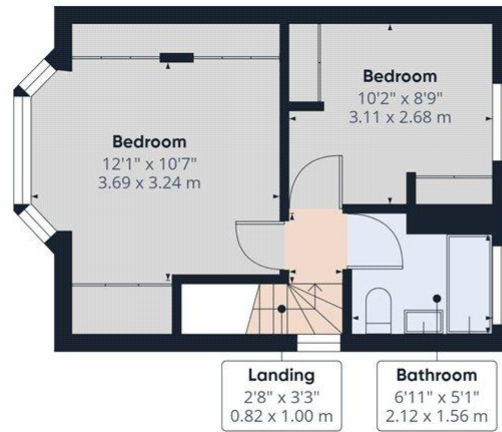
- No Onward Chain
- Extended Semi-Detached House
- Two Well Proportioned Bedrooms
- Recently Renewed Stylish Bathroom
- Ample Driveway Parking
- Recently Redecorated throughout
- Large Garden With Side Access







Ground Floor



Floor 1

#### Approximate total area<sup>(1)</sup>

916 ft<sup>2</sup>  
85.1 m<sup>2</sup>

#### Reduced headroom

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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.