



ELGAR ROAD SOUTH, READING, BERKSHIRE, RG2 0BW
OFFERS IN EXCESS OF £350,000 FREEHOLD

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

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

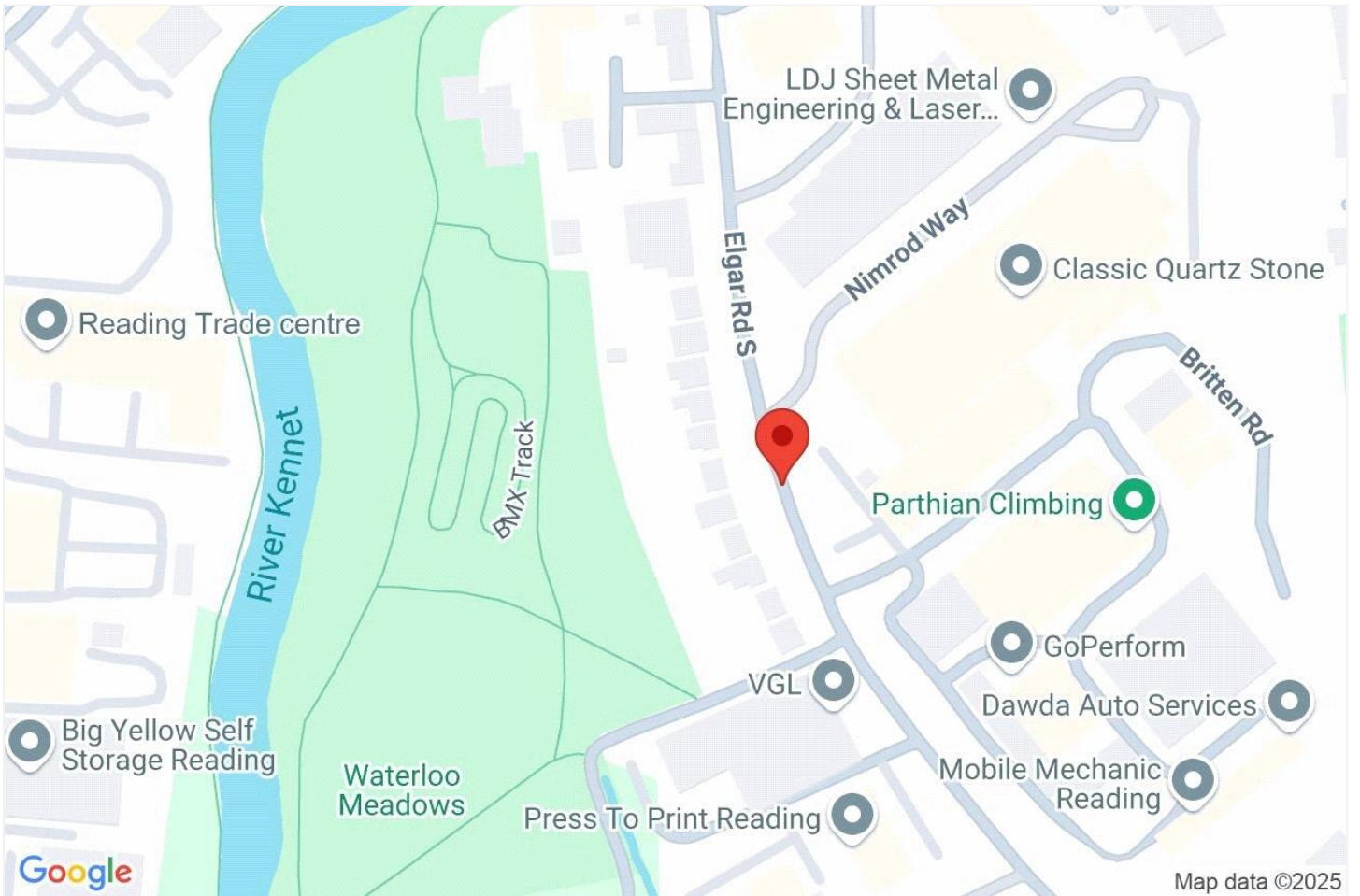
Reading | 0118 4022 300 | reading@winkworth.co.uk

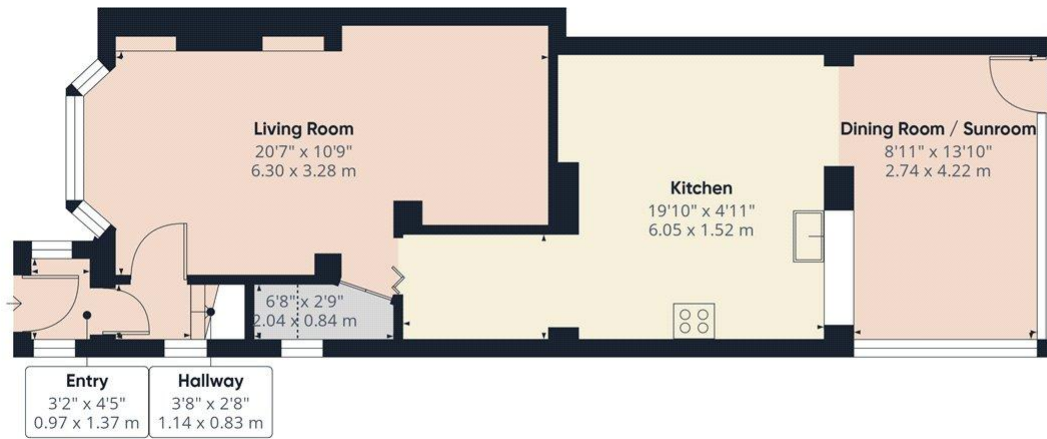
Winkworth

for every step...

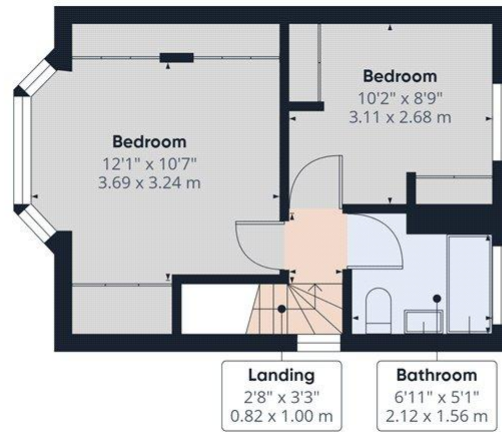
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

916 ft²
85.1 m²

Reduced headroom

5 ft²
0.5 m²

(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.

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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.