



Winkworth  
for every step...

## De Beauvoir Road, Reading, RG1 5NR

OFFERS IN EXCESS OF £375,000 *Freehold*



### KEY FEATURES

- No Onward Chain
- Victorian Terrace Family Home
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Fully Enclosed Garden
- Popular Residential Area
- Ground Floor Shower Room
- Well Appointed Kitchen

### Three Bedroom Victorian Terrace House Offered To Market With No Onward Chain

An excellent opportunity to acquire a charming bay-fronted three-bedroom Victorian family home, offered for sale with no onward chain.

The accommodation comprises a light & airy living room, a separate dining room ideal for family meals and entertaining, a ground-floor family shower room, and a well-appointed kitchen. A useful utility/storage area adds everyday practicality.

Upstairs, three well-proportioned bedrooms provide comfortable and versatile accommodation, well suited to growing families.

Externally, the fully enclosed rear garden offers a safe and private outdoor space, ideal for children or outdoor entertaining. Resident permit parking provides added convenience for both residents and visitors.

Situated in a sought-after family-friendly location, this attractive Victorian property combines period character with modern convenience. Early viewing is highly recommended to fully appreciate everything this home has to offer.



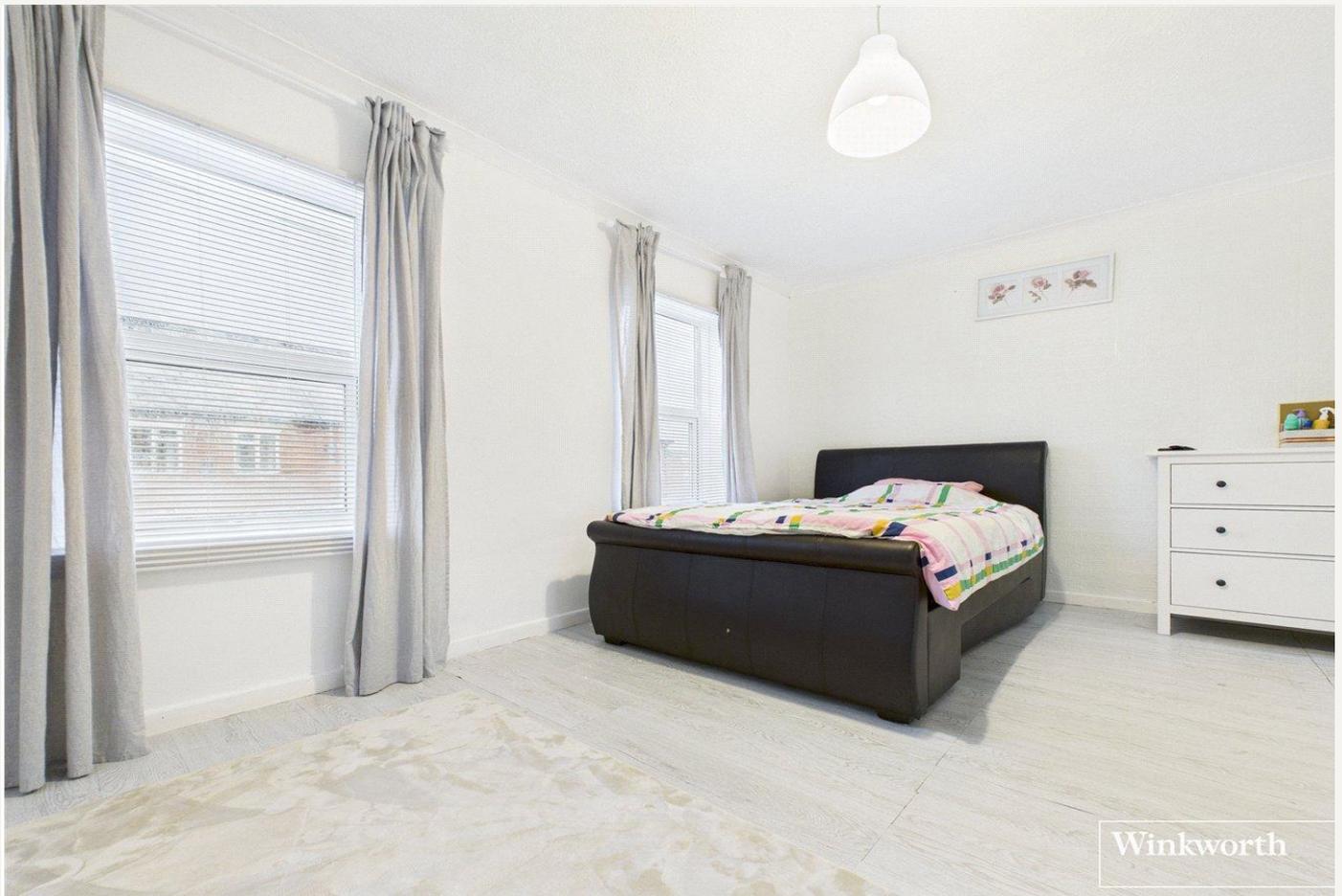
### Reading

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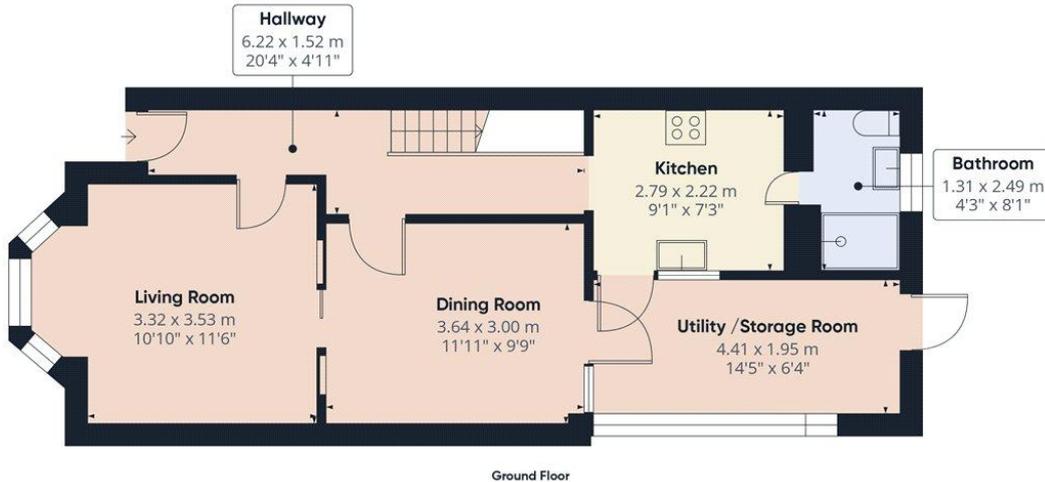


#### MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** C

**EPC rating:** D



Approximate total area<sup>®</sup>  
86.6 m<sup>2</sup>  
931 ft<sup>2</sup>



(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		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA240788>

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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