



30 St. Ronans Road  
Reading, RG30 2QE



Offers in excess of £465,000 Freehold

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# 30 St. Ronans Road

## DESCRIPTION:

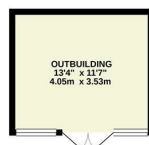
360 VIRTUAL TOUR

VP - This property will remain available for viewings until Sunday 10th October, thereafter any interested party will need to submit their best and final offer in writing by 10am on Monday 11th October 2021.

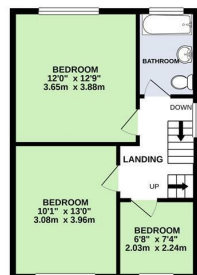
Presented to the market with no onward chain is this extended five bedroom semi detached house located in a cul de sac. The property comprises entrance hallway, living room, dining room leading into the kitchen. On the first floor there are three generous size bedrooms and a bathroom. The second floor has two bedrooms and a shower room with eaves storage. The top floor could easily be converted into one large master bedroom. The stunning rear garden is circa 80ft long with side access back to the front of the property. There is a storage shed and outbuilding with water and electricity suitable for workshop, home office or gym. There is parking at the front and the driveway can be made larger is needed.

The property is within walking distance to Reading West train station, while also being close to direct bus routes to Reading town centre & Central station (2.1 miles), and Tilehurst.

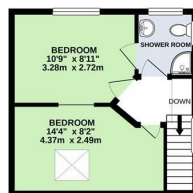
GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 1574 sq.ft. (146.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY OF ACCOMMODATION:

- FIVE BEDROOMS
- TWO BATHROOMS
- GAS CENTRAL HEATING
- LANDSCAPED GARDEN
- OFF ROAD PARKING
- CUL DE SAC
- OFFICE OUTBUILDING
- NO ONWARD CHAIN
- CLOSE TO PROSPECT PARK
- EXCELLENT CONDITION

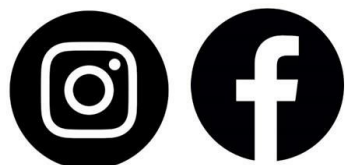
## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk

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

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