



51 Cranbury Road
Reading, RG30 2XE

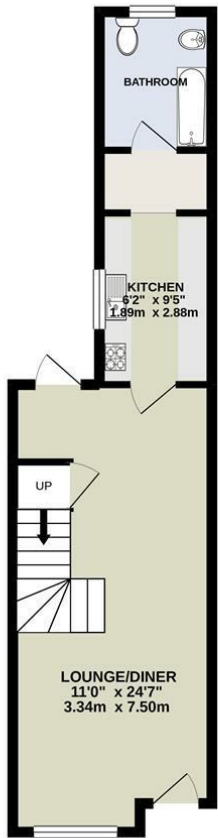


Guide price £265,000 Freehold

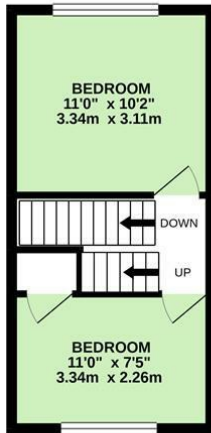
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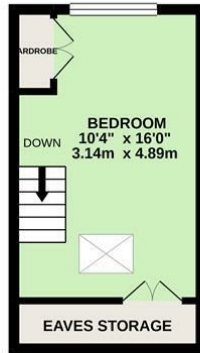
GROUND FLOOR
391 sq. ft. (36.3 sq.m.) approx.



1ST FLOOR
253 sq. ft. (23.5 sq.m.) approx.



2ND FLOOR
193 sq. ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq. ft. (77.7 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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DESCRIPTION:

VP - Presented to the market is this three separate bedroom house with easy access to Reading West Train station, shops, amenities and transport links. The property comprises living/dining room, fitted kitchen, storage area and bathroom. On the first floor there are two bedrooms and the second floor has the main master bedroom with storage. The rear garden is enclosed and East facing.

SUMMARY OF ACCOMMODATION:

- THREE SEPERATE BEDROOMS
- GAS CENTRAL HEATING
- LIVING/DINING ROOM

ADDITIONAL INFO:

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	

VIEWING STRICTLY BY APPOINTMENT:

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