

30 Clarendon Road, Reading, RG6 1PB







Guide price £365,000 Freehold

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# 30 Clarendon Road,

GROUND FLOOR 458 sq.ft. (42.5 sq.m.) appro



Whilst every attempt has been made to ensure the accusacy of the floorpin contained here, measurements of doors, windows, notes and any other tiems are approximate and no responsibility is taken for any error, omission on in-statement. The plan in set illustrative purposes only and should be seed as such by any prospective purchaser. The see as to their operability or efficiency can be given.

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### **DESCRIPTION:**

VP – Presented to the market is this well-presented & recently refurbished Victorian terrace house situated in a popular location offering easy access to Reading town centre, Earley train station, the M4 motorway & A329 plus walking distance to frequent bus services.

The accommodation consists of a spacious living room, a refitted kitchen with built-in appliances including a Bosch oven, dishwasher, washing machine, fridge & freezer plus a skylight & garden access (new door), a downstairs refitted bathroom suite (fully tiled). Upstairs you'll find 2 double bedrooms with the main bedroom boasting a large wardrobe dressing area and a newly fitted en-suite bathroom.

Other benefits include a low maintenance, landscaped rear garden of which includes a brick paviour floor, new fencing both sides, brick BBQ, outside lights & power points, outside tap, AstroTurf, shed with power & lighting, the lounge has German engineered oak floor, re plastered, stairs boxed off & new under stairs cupboard, handmade oak fireplace, chimney swept, flue lined log burner installed, the bedrooms & staircase have been re-carpeted, all LED lights throughout the property

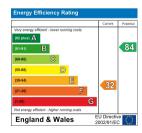
## SUMMARY OF ACCOMMODATION:

- WELL PRESENTED
- OAK FLOORS & SKIRTING
- LANDSCAPED REAR GARDEN
- NEW KITCHEN
- POTENTIALLY NO ONWARD CHAIN

- RECENTLY REFURBISHED
- CLOSE TO READING & EARLEY TRAIN STATION
- NEW BATHROOM
- NEW EN-SUITE BATHROOM
- NEW BOILER

### **ADDITIONAL INFO:**

COUNCIL TAX BAND: C



# **VIEWING STRICTLY BY APPOINTMENT:**

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