



29 Wantage Road  
Reading, RG30 2SH

Guide price £300,000 Freehold

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# 29 Wantage Road



TOTAL FLOOR AREA: 926 sq.ft. (86.1 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.  
Made with Metropac CDS22

## DESCRIPTION:

VP - This property will remain available for viewings until Wednesday 16th November. Thereafter any interested parties will need to submit their best and final offer in writing by 10am on Thursday 17th November 2022.

Presented to the market is this extended three-bedroom terrace house located 0.5 miles to Reading West train station and within easy reach to amenities, bus routes and schools. The property comprises entrance hallway, storage cupboards, WC, living room, lounge/office and an extended kitchen/dining room. On the first floor there are three generous size bedrooms and a bathroom. Externally there is an enclosed rear garden and an access gate.

Council tax band - C (Reading)

## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- EXTENDED
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- GARDEN WITH REAR ACCESS
- 0.5 MILES TO READING WEST STATION

## 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:

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

92 School Road  
Reading  
RG31 5AU

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