



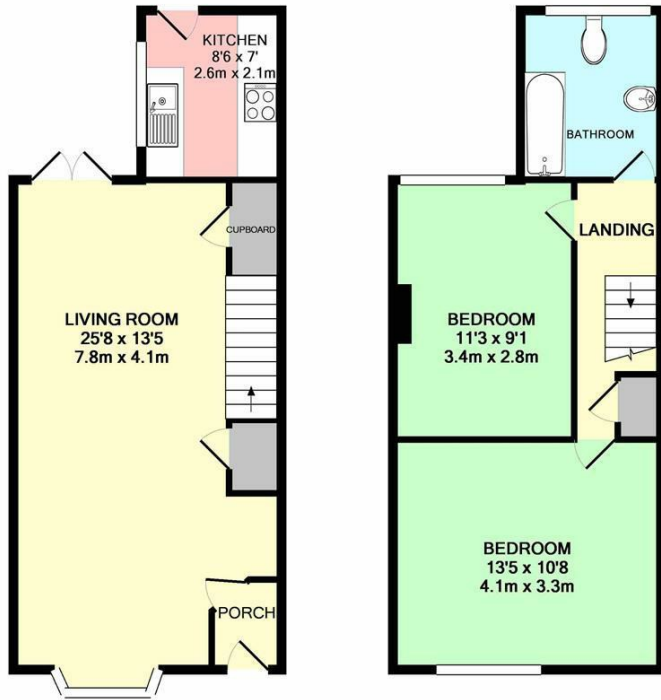
24 Connaught Road  
Reading, RG30 2UP



Guide price £250,000 Freehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 24 Connaught Road



GROUND FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 - NO ONWARD CHAIN. Presented to the market is this bay fronted Victorian mid terrace house offering easy access to Reading mainline train station, Reading West train station and Reading town centre plus walking distance to frequent bus services, local shops and the Tesco superstore.

The property's accommodation consists of a large 24' living room with french doors to garden, a fitted kitchen with built in oven and hob, 2 good sized bedrooms and a spacious bathroom. Other benefits include an enclosed rear garden.

Council tax band - C

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- CLOSE TO READING TOWN CENTRE
- TWO BEDROOMS
- EASY ACCESS TO READING MAINLINE STATION

## ADDITIONAL INFO:

Approx net floor area: 72.4 sq.m/ 780 sq.ft

Local Authority: Reading Borough Council Tax Band: C

Approx. Distances:

Reading West Railway Station: 0.3 Miles

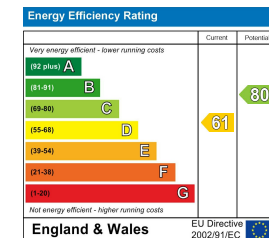
Reading Station: 1.6 Miles

## VIEWING STRICTLY BY APPOINTMENT:

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