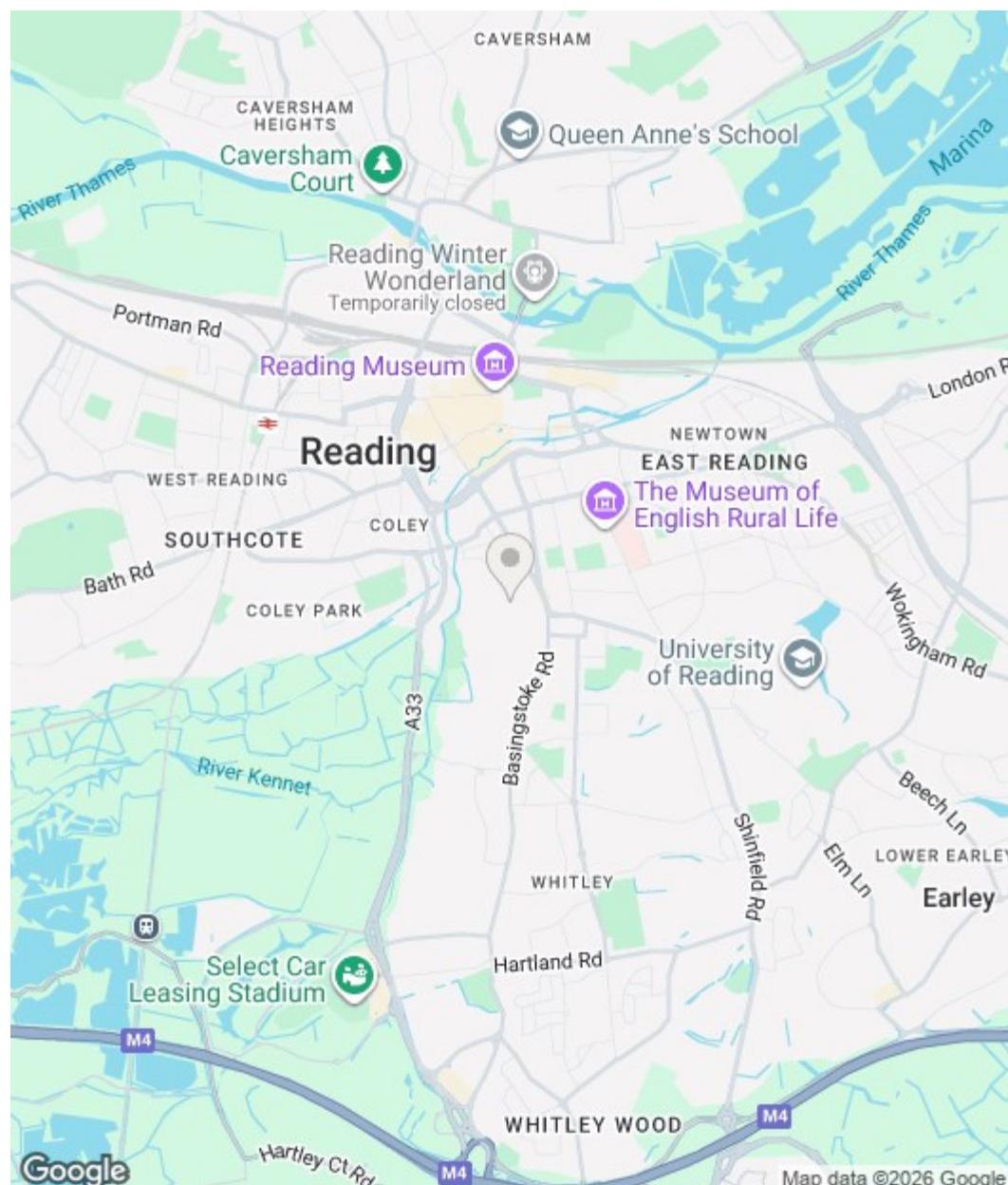




30 Elizabeth Walk , RG2 0AW

Guide price £425,000 Freehold



DESCRIPTION

VP - Presented to the market is this versatile end terrace house presents an excellent opportunity for families and professionals alike. Boasting four well-proportioned bedrooms, this property has been thoughtfully extended to enhance its living space, making it ideal for modern living.

Upon entering, you are greeted by a stunning kitchen and dining room that serves as the heart of the home. This inviting space is perfect for entertaining guests or enjoying family meals. The living room offers a comfortable area to relax and unwind, providing a warm and welcoming atmosphere.

The property features two bathrooms, ensuring convenience for all residents. This thoughtful layout is particularly beneficial for larger families or those who enjoy hosting visitors.

Outside, the garden is a delightful retreat, complete with an outbuilding that offers additional storage or potential for a home office, workshop, or Gym. The rear access adds practicality, making it easy to navigate the outdoor space.

With its blend of modern amenities and charming character, this end terrace house on Elizabeth Walk is a fantastic choice for anyone seeking a spacious and adaptable home in a vibrant community. Don't miss the chance to make this property your own.

Council tax band - C

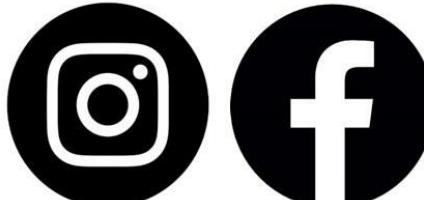
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- THREE/FOUR BEDROOMS
- TWO BATHROOMS
- EXTENDED TO SIDE AND REAR
- GATED ACCESS
- ON A WALK WAY
- CLOSE TO TOWN CENTRE & UNIVERSITY
- 360 VIRTUAL TOUR
- OUTBUILDING IN GARDEN WITH REAR ACCESS
- PARKING AT THE REAR

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾

1659 ft²
154.2 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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