



ELGAR ROAD, READING, RG2 0BJ
OFFERS IN EXCESS OF £400,000 FREEHOLD

A SUPERB THREE BEDROOM RIVERSIDE VICTORIAN TERRACE, SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Reading | 0118 4022 300 | reading@winkworth.co.uk

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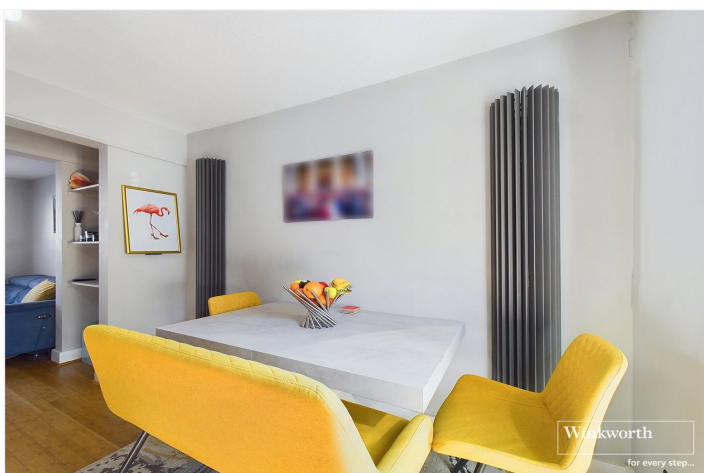


DESCRIPTION:

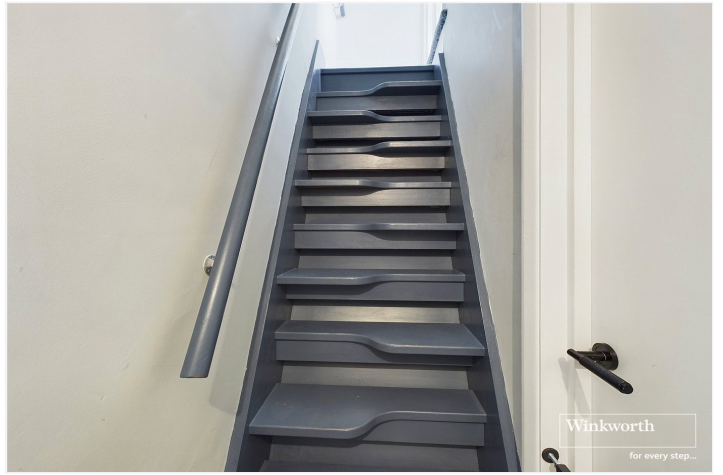
Set in a sought-after location with direct access to the River Kennet from the rear garden, this charming Period Terraced House offers a perfect blend of character and modern living. The property features a stylish modern kitchen and a new bathroom, adding a touch of contemporary elegance to its classic charm. Spread over three floors, the well-maintained interiors create a comfortable and convenient living space for families or professionals. This delightful home provides easy access to local amenities and transport links. You can stroll along the River Kennet to the shops and the Train station with its direct link to London Paddington in under 25 minutes. With a lovely garden for outdoor relaxation and entertaining, this property offers a wonderful lifestyle opportunity. Don't miss out on the chance to make this delightful home yours - contact us today to arrange a viewing and experience all it has to offer.

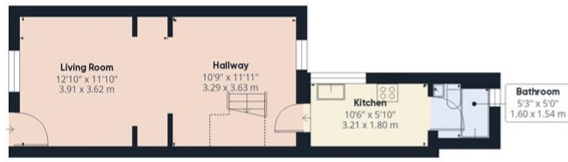
AT A GLANCE

- Excellent Condition
- New Bathroom
- Beautiful Split-Level Garden
- Lovely River Outlook
- Close To Town Centre
- Stylish Modern Kitchen
- Paddle Stairs to Third Bedroom
- Close To Train station





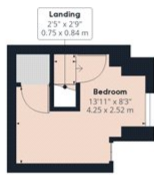




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 743.79 ft²
 69.1 m²

Reduced headroom
 17.44 ft²
 1.62 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

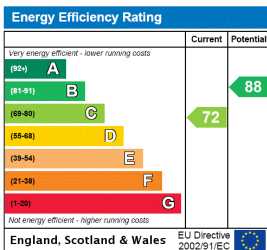
GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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