



DE BEAUVOIR ROAD, BERKSHIRE, RG1 5NR
GUIDE PRICE £375,000 FREEHOLD

A DELIGHTFUL VICTORIAN TERRACED HOME
LOCATED IN THIS SOUGHT-AFTER ROAD WITHIN
CLOSE PROXIMITY OF THE TOWN CENTRE

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DESCRIPTION:

This exceptional and charming two bedroom Victorian Terrace property is in our opinion, one of the best homes of its type in the area. The property offers a wealth of charm and character and is superbly located close to the Town Centre, Reading University, the Royal Berkshire Hospital and provides easy access to Palmer Park which has 50 acres of parkland, a playground, athletics stadium, swimming pool, cafe and gym. Whiteknights Lake is also nearby and access to the M4 via the A329(M) is within easy reach. You can walk into the town centre along the tow path of the River Kennet which is also close by. The ground floor boasts two spacious reception rooms and to the rear there is a fitted kitchen which opens onto the wonderful secluded landscaped garden. The garden has an attractive pergola covered with grape vines, a lovely terraced area perfect for entertaining, a lawned area, mature shrub tree borders and a greenhouse at the end. The first floor landing area is split level with a large bathroom to the rear complete with bath and separate shower cubicle and there are two generous double bedrooms. The loft, which is accessed via a wooden folding loft ladder, has been partially converted and has two large Velux windows, eaves storage and makes a perfect home office or snug. A new boiler and radiators were fitted in 2021 and other features include, refurbished original floorboards on both floors, plantation shutters throughout and restored fireplaces. This delightful home will suit first time buyers or young professionals looking for a home with plenty of character, yet modern, in a great location.

AT A GLANCE

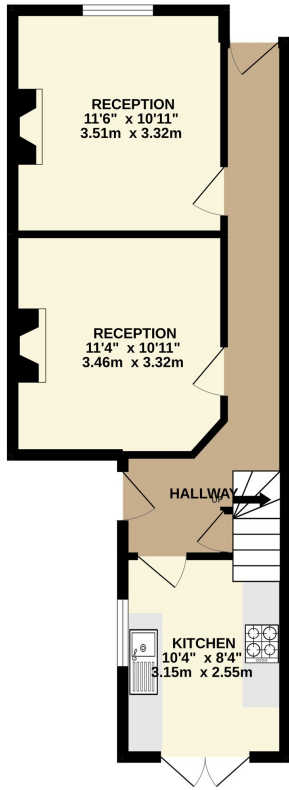
- Two Bedroom Victorian Terrace
- Loft Room - Home Office
- Two Spacious Reception Rooms
- Large First Floor Bathroom With Bath & Shower
- Fitted Kitchen Opening Onto A Landscaped Garden
- Restored Victorian Fireplaces and Plantation Shutters
- Refurbished Original Wooden Floorboards
- Boiler and Radiators Replaced in 2021



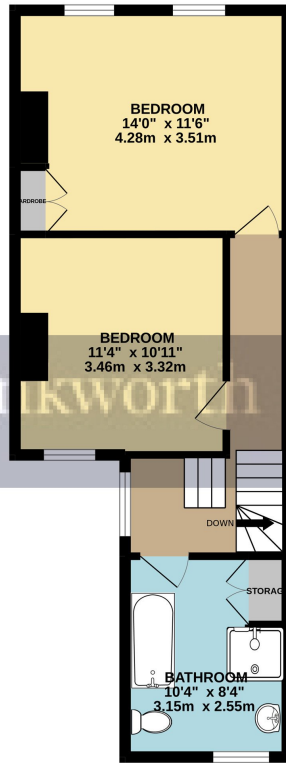




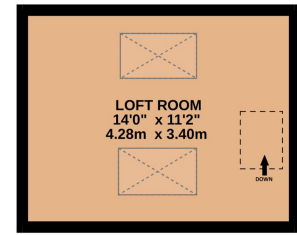
GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



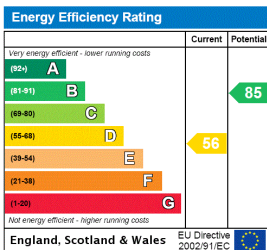
2ND FLOOR
157 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (95.9 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.
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Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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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