



**Sherman Road
Reading
RG1 2PP
(Freehold)**

£280,000

End-Terrace

Two + one bedrooms

Popular area

**Benefits from recent structural
improvements**

Reading Station (0.8 miles)



Description

A Victorian End-Terrace located within close proximity to Reading town centre and train station.

The property comprises of two reception rooms, kitchen, downstairs bathroom, and three bedrooms (third bedroom accessed via second bedroom).

The property benefits from recent improvements including:

- Re-pointing of the chimney
- Re-rendering to the rear of the building
- Re-plastering ceiling of rear bedroom

Further benefits include, under floor heating in the bathroom, gas central heating and double glazed windows.

Entrance into:

Lounge:

Front aspect double glazed window, electric fire and laminate flooring.

Access to..

Dining room:

Rear door into garden and access to...

Kitchen:

Side aspect double glazed window, range of eye and base level units, work surface with stainless steel sink and drainer, space for oven and fridge/freezer, tiled splash back and boiler (3 years old approx.)

Door to...

Bathroom:

Rear aspect double glazed window, shower over bath with mixer tap, hand basin with mixer tap, WC, tiled floor with under floor heating and heated towel rail.

First floor:

First floor landing with access to...

Bedroom one:

Front aspect double glazed window, built in wardrobes with access to loft hatch

Bedroom two:

Rear aspect double glazed window access to..

Bedroom three:

Rear aspect double glazed window. Benefits from re-plastered ceiling.

Rear garden:

Enclosed low maintenance garden.

Local authority: Reading Borough Council

Location:

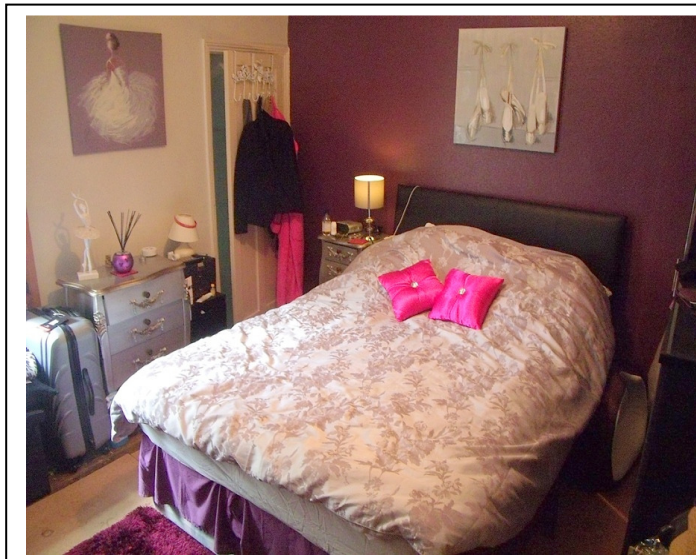
- Walking distance to town centre and Oracle shopping centre.
- Reading Station (0.8 miles)

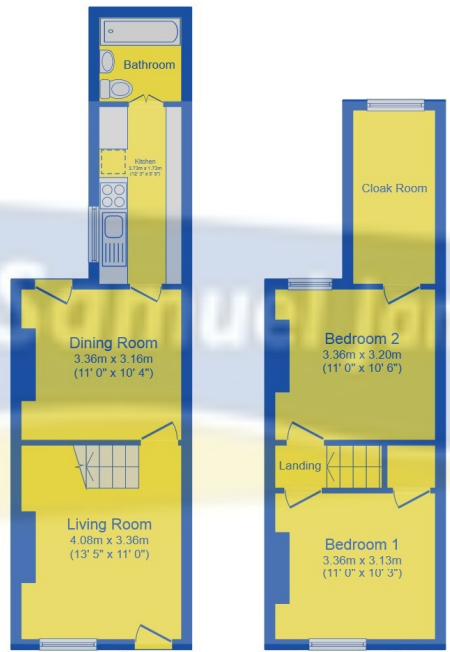
Schools:

- Katesgrove Primary (0.1 miles)
- Coley Primary (0.4 miles)

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The floor plans are not to scale and are for information purposes only.





Ground Floor Floor area 35.0 sq. m. (377 sq. ft.) approx
First Floor Floor area 31.0 sq. m. (334 sq. ft.) approx

Total floor area 66.0 sq. m. (710 sq. ft.) approx
 This plan is for illustration purposes only and may not be representative of the property.
 Plan created for Samuel James Estate Agents.

Produced by www.keyagent.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92-100) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	