

**Samuel
James**
ESTABLISHED 1991

Residential Sales & Lettings

**Sherwood Street
Reading
Berkshire
RG30 1LJ**

**£279,950
(Freehold)**

Two reception rooms

Two good sized bedrooms

Upstairs bathroom with shower

**Good access to Reading Town
Centre by public transport**



0118 956 9595

www.samueljamesproperties.co.uk

SAMUEL JAMES

Samuel James is delighted to offer to the market this well presented two bedroom terrace home located to the West of Reading Town Centre.

The property benefits from Gas Radiator central heating (not tested) and double glazing.

EPC Rating: 52 (E)

Living Room:

Front aspect bay window with folding slatted blinds, period feature fireplace and sanded floorboards.

Dining Room:

Sanded floorboards with under stairs storage. Access to rear garden.

Kitchen:

Side aspect window. Range of units.

Downstairs Cloakroom:

Rear aspect window, W/C and wash basin

Master Bedroom:

Rear aspect window, built-in full length cupboard, access to bathroom.

Bedroom:

Front aspect window.

Bathroom:

Rear aspect window, shower over bath, hand basin and W/C. Wall mounted gas combination boiler serving hot water and central heating (not tested).

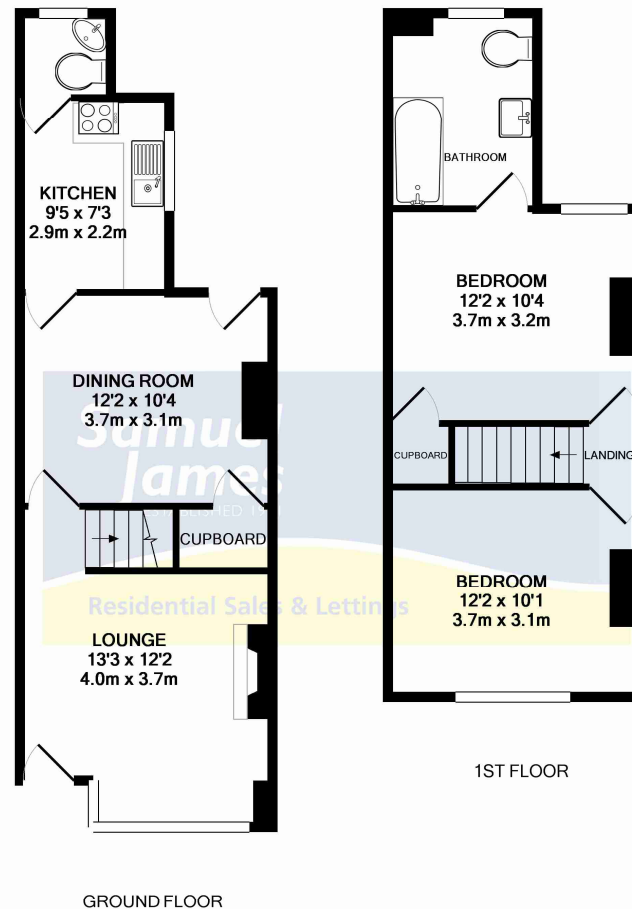
Garden

Laid to lawn with patio.

Key points:

- Two reception rooms
- Two good sized bedrooms
- Upstairs bathroom with shower
- Good access to Reading Town Centre by public transport

Local Authority: Reading Borough Council



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