

**Samuel
James**
ESTABLISHED 1991

Residential Sales & Lettings

**Norton Road
Reading
Berkshire
RG1 3QH**

**Guide Price
£265,000
(Freehold)**

No onward chain complications

Potential investment opportunity

Two reception rooms



Samuel James presents to you this two bedroom terraced house set to the east of Reading Town Centre. This property would benefit from modernisation.

The property benefits from gas central heating, rear garden and street parking.

EPC Rating: 56 (D)

Entrance Hallway:

Front door into entrance hallway. Doors leading to Living Room and Dining Room.

Living Room:

Bay fronted window.

Dining Room:

Rear aspect window, under stairs cupboard housing fuse board. Door to kitchen.

Kitchen:

Side aspect window. Range of units, integral oven, space for fridge and washing machine. Access to boiler. Door to utility room.

Utility Room:

Access to downstairs W/C.

Bedroom One:

Rear aspect window, built in wardrobe. Access to en-suite with rear aspect window and cupboard housing hot water cylinder.

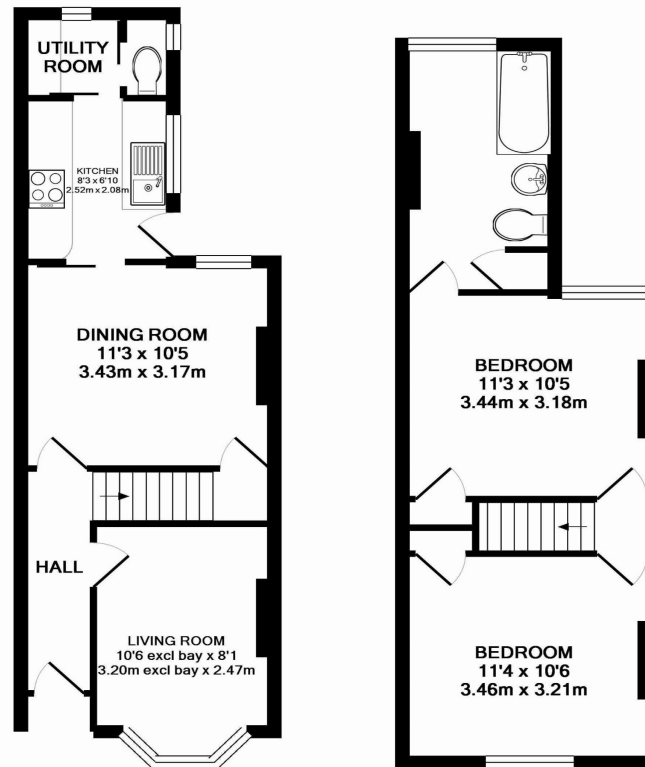
Bedroom Two:

Front aspect window with built in wardrobe.

Key points:

- No onward chain complications
- Potential investment opportunity
- Two reception rooms
- Needs modernising

Local Authority: Reading Borough Council



GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(32.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

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