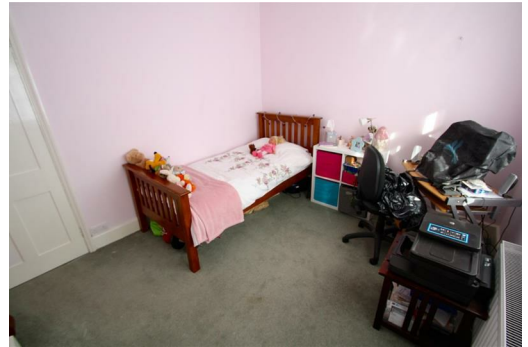




**Waverley Road, Reading  
Berkshire RG30 2QB  
Asking Price £515,000**

SUITABLE FOR THE LONDON COMMUTER, OWNER OCCUPIER & PROPERTY INVESTORS\* Located to the West of Reading, Redbrick are proud to present this beautiful, rarely available, semi-detached property. The property is within close proximity of both Tilehurst village and Reading West train station, and there are regular bus routes to Reading town centre and the Mainline railway station. This character property is also close to excellent transport links via the A329 and M4 motorway. The accommodation is presented in excellent decorative order and comprises two reception rooms, a kitchen with a separate utility, downstairs WC and a lovely conservatory. Upstairs comprises three double bedrooms and a family bathroom. Additional features include a enclosed good size rear garden, double glazing, gas central heating. The property also offers scope to extend to the rear and side subject to the relevant planning permissions.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	