

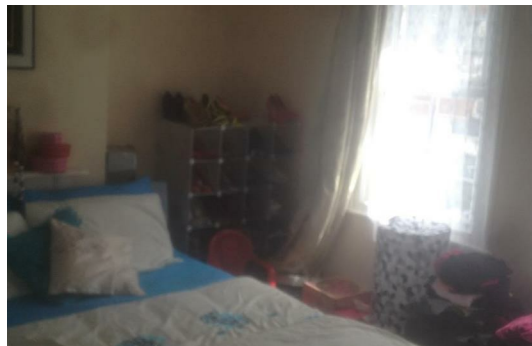
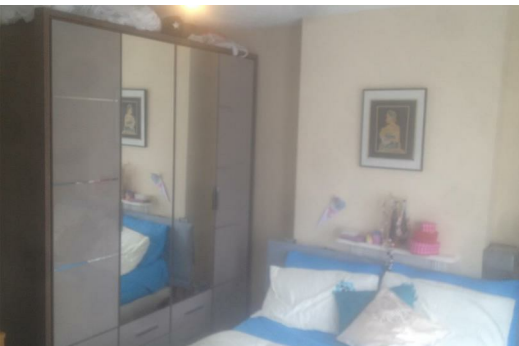


**Belmont Road, Reading
Berkshire RG30 2UX**

£299,950

3 bedroom Bay-fronted Victorian terrace house situated in a popular location within easy reach of Reading town centre, local shops, schools, on the very frequent No. 17 bus route and only 1.6 miles to Reading mainline station.

The property is perfect for the First Time Buyer or would be a fantastic opportunity for buy to let investors. **NO ONWARD CHAIN.**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(09-10) C			
(05-08) D			
(03-04) E			
(01-02) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A			
(11-11) B			
(09-10) C			
(05-08) D			
(03-04) E			
(01-02) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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