

**Samuel  
James**  
ESTABLISHED 1991

Residential Sales & Lettings

**Bedford Road  
Reading  
Berkshire  
RG1 7HS**

**£395,000  
(Freehold)**

**Central location – 0.7 miles from  
Reading mainline train station**

**No onward chain complications**

**Four bedrooms**



0118 956 9595

[www.samueljamesproperties.co.uk](http://www.samueljamesproperties.co.uk)

**SAMUEL JAMES**

**Samuel James** presents to you this four bedroom terraced house situated close to Reading town centre providing great access to local amenities. This house comprises of Living/Dining Room, Kitchen, four bedrooms, family bathroom, low-maintenance enclosed rear garden and only a short walk into Reading town centre and Train Station.

This property also benefits from double glazing throughout along with gas central heating.

#### Ground Floor:

42.4 sq. m. (457 sq. ft.) approx.

#### Entrance Hall:

Access to Living/Dining Room and stairs leading to first floor.

#### Living/Dining Room:

Dual aspect double glazed with access to Kitchen.

#### Kitchen:

Side aspect double glazed window, work surface and range of eye and base level units with hand basin with drainer and mixer tap. Integral oven and gas hob, space for washing machine, dishwasher and fridge/freezer. Access to basement, rear garden and bathroom.

#### Bathroom:

Rear aspect double glazed window. Bath with mixer tap and shower attachment, separate shower cubicle, WC and hand basin.

#### First Floor:

37.1 sq. m. (400 sq. ft.) approx.

#### Bedroom:

Front aspect double glazed window.

#### Bedroom:

Rear aspect double glazed window.

#### Bedroom:

Rear aspect double glazed window.

#### Garden:

Low maintenance enclosed rear garden with Astro Turf and a patio area.

#### Basement:

16.4 sq. m. (177 sq. ft.) approx.

#### Bedroom:

Front aspect double glazed window. Cupboard housing fuse board.

#### Key points:

- Central location
- No onward chain complications
- Four bedrooms

**Local Authority:** Reading Borough Council

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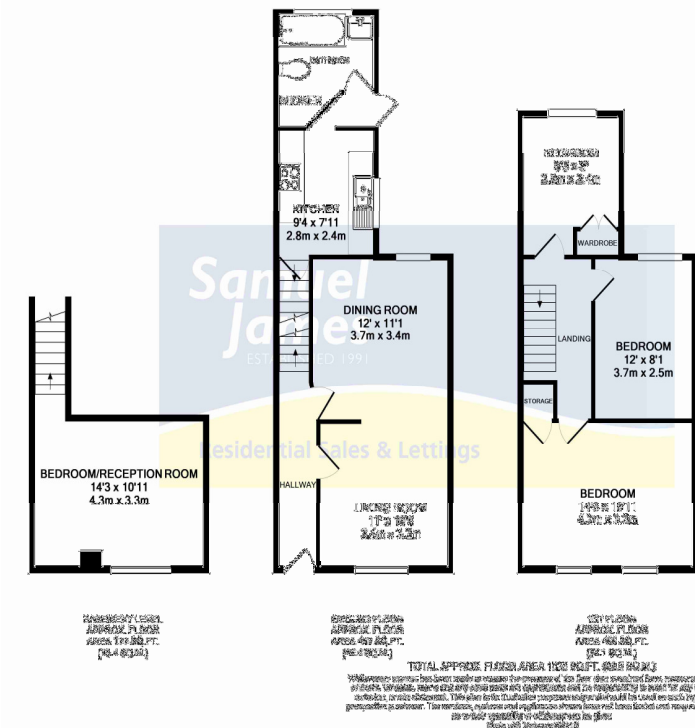
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