



Swansea Road, , Reading, RG1 8EZ

£340,000

Walmesley



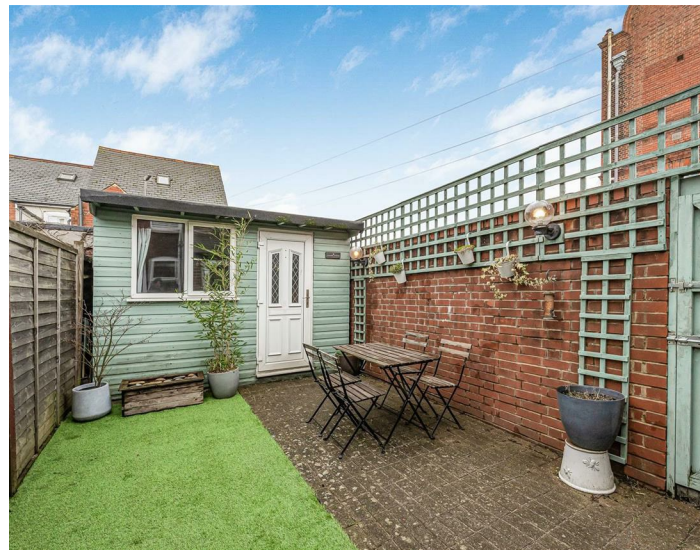
## Swansea Road, , Reading, RG1 8EZ

An immaculately presented, end of terrace property retaining a wealth of charm and character. The light and airy accommodation comprises, sitting with log burn and strip wood floors, open plan kitchen/dining room, VVC, two double bedrooms with shower to front room and en-suite to master. Externally the property boasts and private rear garden with side access and home office. Further benefits include newly fitted double glazed sash windows and no onward chain.

Swansea Road is an ideal location for seamless commuting. The mainline station, conveniently located within 0.5 miles, offers residents a swift and regular service to London Paddington, bringing the bustling capital within reach in approximately 35 minutes. Furthermore, the property enjoys the added advantage of Cross Rail services, enhancing the connectivity and providing an efficient transport network for both leisure and work.

EPC rating - D  
Council tax band - B

### Tenure - Freehold







- No chain
- Open plan kitchen/dining room
- Home office
- Downstairs WC
- Two double bedrooms
- Character features
- Walking to distance to Reading mainline station
- Shower room and bathroom



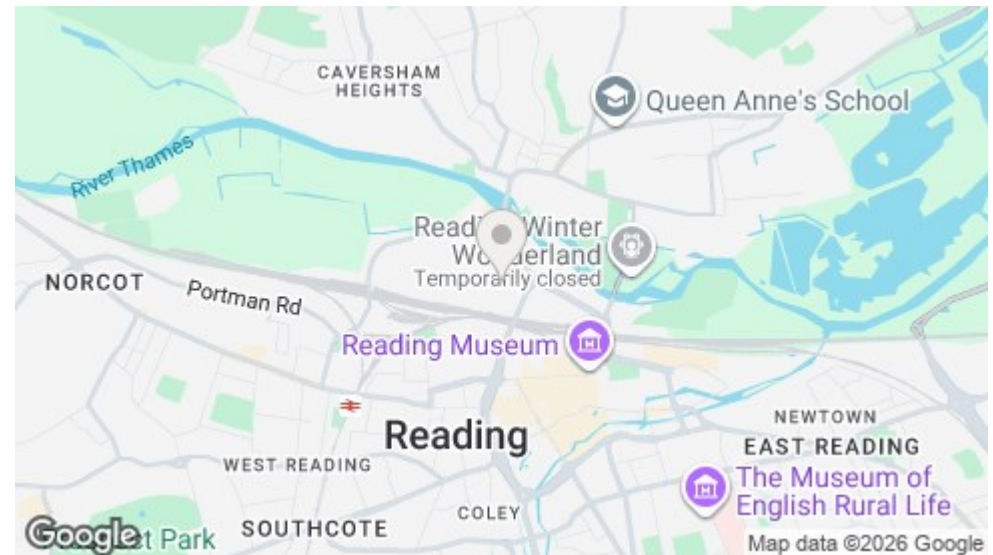
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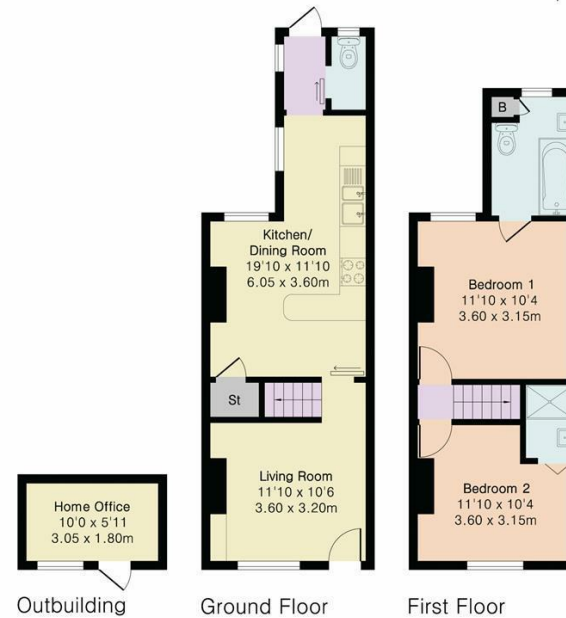


**Approximate Gross Internal Area 814 sq ft - 75 sq m  
(Including Outbuilding)**

Ground Floor Area 392 sq ft - 36 sq m

First Floor Area 363 sq ft - 34 sq m

Outbuilding Area 59 sq ft - 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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**Walmsley**