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WentWorth

Estate Agents

£280,000

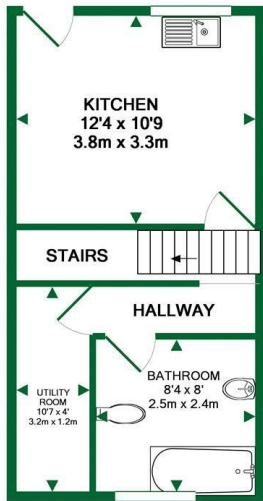
Cholmeley Road,



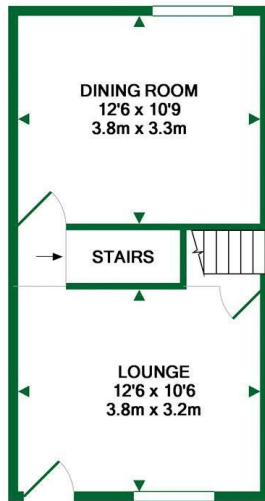
Wentworth Estate Agents have the pleasure to offer this very well maintained two/three bedroom Victorian terrace house situated in the popular New Town area. located to give easy access for the commuter with the A329M, A4 and M4 only a short distance away. The town centre is only a 10 minute bus trip, where you can find Reading mainline railway station and the Oracle shopping centre with superb riverside dining.

The ground floor comprises Lounge and dining room/ bedroom three. The basement comprises fitted kitchen, utility room and family bathroom. The first floor comprises two good size bedrooms.

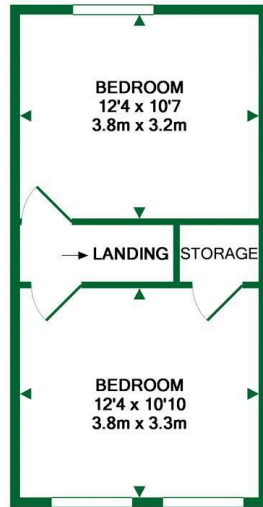
Further benefits include gas central heating, double glazing and a private good size rear garden. EPC rating D



BASEMENT LEVEL
APPROX. FLOOR
AREA 299 SQ.FT.
(27.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 906 SQ.FT. (84.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ACCOMMODATION

- Lounge
- Dining room/bedroom three
- Two first floor bedrooms
- Kitchen
- Utility room
- Bathroom
- Gas central heating
- Private rear garden



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IMPORTANT: we would like to 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