



57 Belmont Road, Reading, Berkshire, RG30 2UT
Offers In Excess Of £270,000 Freehold

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Residential Sales & Lettings

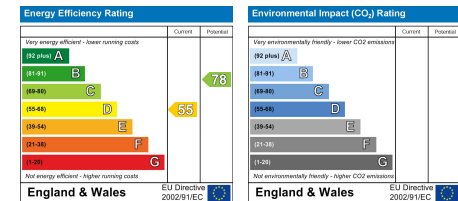
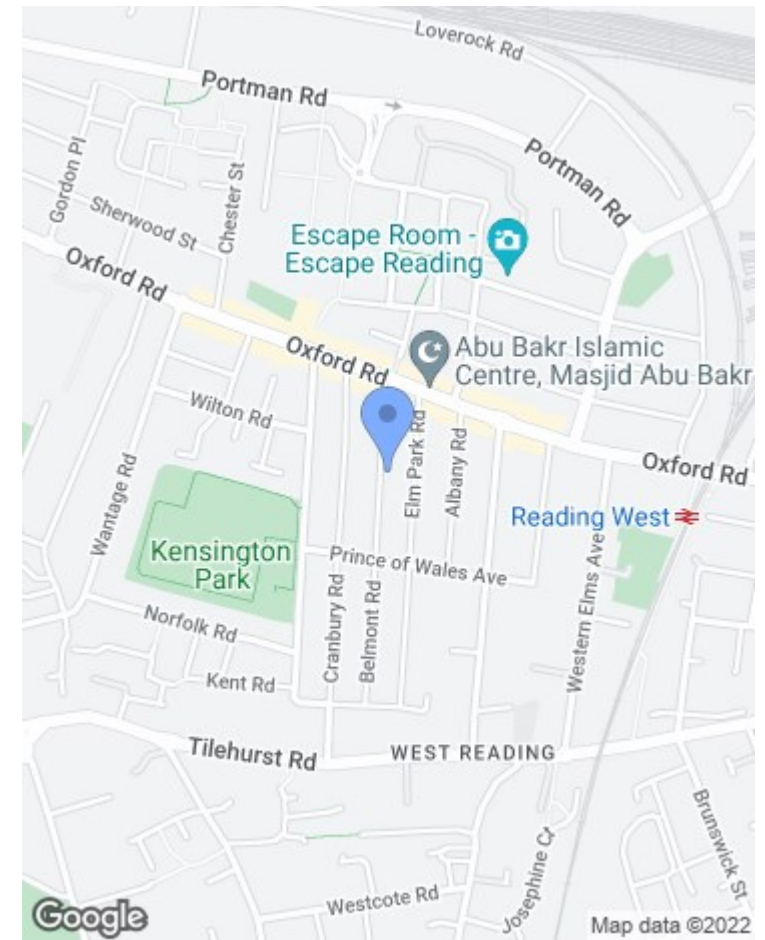
- Victorian Terrace House
- 14' Lounge with feature fireplace
- Dining Room opens to fitted Kitchen
- 3 Bedrooms (arranged as 2+1)
- Courtyard Rear Garden with Utility/Workshop
- Within minutes walk from amenities
- Separate 11' Dining Room
- Ground floor Bathroom
- Bedroom 3 accessed via Bedroom
- UPVC double glazing and GRCH (n/t)

A well presented Victorian Terrace House conveniently located on a popular residential road, approximately 1 mile to the west of Reading Town Centre (circa 20 mins level walk) and within 5 minutes walk of a host of local amenities, including West Reading Train Station (Reading Mainline, Paddington, Theale, Newbury, Basingstoke) and regular Bus Services as well as a wealth of Shops, Cafés, Pubs, Restaurants, Tesco Extra 24hr Supermarket plus Battle Library, Gyms and Kensington Recreation Ground.

This charming property is approached via walled frontage with gate and path to Front Door opening to Porch with door to Lounge with front aspect box bay window and feature open fireplace. Passing the under stairs storage cupboard, a door opens to the rear aspect Dining Room with door to turning staircase to the First Floor and opening to the fitted side aspect Kitchen with courtesy door to the Garden. A door from the Kitchen leads to the Ground Floor Bathroom with heated towel rail and three piece white suite including Shower/Bath with glazed screen. On the First Floor, 3 Bedrooms all measure in excess of 11' which are arranged in the familiar '2+1' configuration. This versatile arrangement with Bedroom 3 being approached via Bedroom 1 gives great flexibility with Bedroom 3 currently used as a Dressing Room but could also be used as a Home Office, Nursery or En-Suite. To the rear of the property, the enclosed 'courtyard' Garden is mainly paved with flower/shrub beds with a brick built Utility Room/Workshop with light, power and plumbing for automatic washing machine and offers further potential for a Home Office or Studio. Other notable features include gas fired central heating to radiators via combination boiler (n/t) and and UPVC double glazing throughout.

For more information or to arrange to view this popular home, please contact Sansome & George Estate Agents at your earliest convenience.





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