33 Connaught Road, Reading, Berkshire, RG30 2UD
Guide Price £325,000 Freehold

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- Characterful Victorian Terrace House
- Entrance Hall With Staircase
- Living Room With Exposed Brick Open Fireplace
- Rear Aspect Ground Floor Bathroom
- All Bedrooms In Excess Of 3.6m (circa 12') All With Feature Fireplaces
- Period Features Throughout With Modern Updates
- Dining Room With Cast Iron Fireplace & Bay Window
- Modern Fitted Kitchen Plus Lobby With Larder
- 3 (2+1) Bedrooms With Bedroom 3 Accessed Via Bedroom 1
- Easterly Aspect 45' (14m) Rear Garden

This well presented and characterful Victorian Terrace house is situated on a popular residential road approximately 1.25 miles to the west of Reading Town Centre and conveniently within a short walk of a wealth of amenities to include Reading West train station (Reading, Paddington, Basingstoke, Newbury) a frequent 24 hour bus service, Battle Library, various gyms, several green spaces to include Prospect Park, plus a range of shops, supermarkets, cafes, pubs and restaurants.

Well maintained throughout with a desirable and charming blend of period features complemented by modern updates. This welcoming home sits behind a low level wall where a slate chipping path leads the front door sitting under an open covered porch. The entrance hall has stairs rising to the first floor between the two separate hence versatile reception rooms These comprise of a dining room with front aspect bay window and original cast iron feature fireplace. and a rear aspect living room with a painted exposed brick open fireplace and access to the under stairs storage cupboard. Stripped wood effect laminate flooring throughout the reception rooms and entrance hall provides great continuity and practicality. A door from the living room opens to the modern fitted Kitchen with side aspect window and door to the rear garden. A lobby area behind the kitchen includes a useful larder cupboard and has a door to the ground floor bathroom with rear aspect window, heated towel rail, and a white three piece suite which includes shower over bath with glazed screen.

On the first floor, three good sized bedrooms are arranged in the familiar and versatile '2+1' configuration with bedroom 3 being accessed via bedroom 1. All bedrooms are in excess of circa 10 sq. m. (107 sq. ft.) and feature original cast iron fireplaces and restored original exposed floor boards, with bedroom 2 benefiting from a built in cupboard. Bedroom 3 is currently used as a home office and dressing room and also offers opportunity to be converted into an en-suite bathroom if so desired. Other general notable points include UPVC double glazing throughput (installed 2022), gas fired central heating via 'combi' boiler (installed 2023) and fibre internet available.

Outside, this desirable home is completed further by the east facing rear garden of approx. 45' (14m.), enclosed by original brick walls with wooden fencing above, planted shrub and bush beds are either side of a small lawn with established trees and a gravel path leading to a secluded seating area at the bottom.

Please contact Sansome & George Estate Agents to discuss this fantastic example in more detail or to arrange a viewing appointment at your earliest convenience.

Reading Brough Council - Band C

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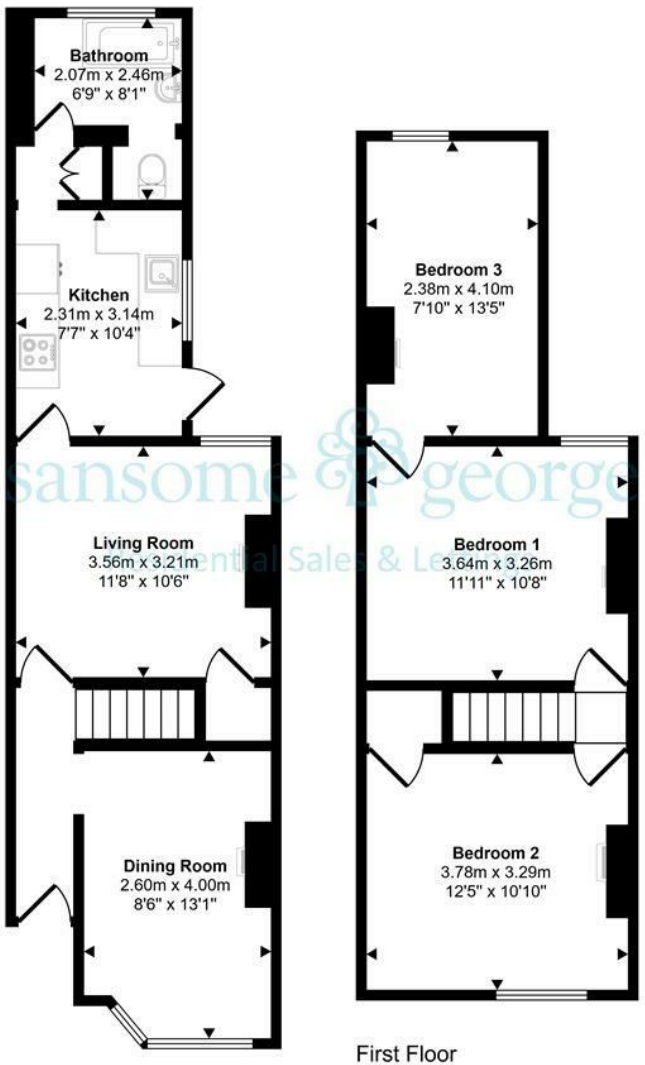
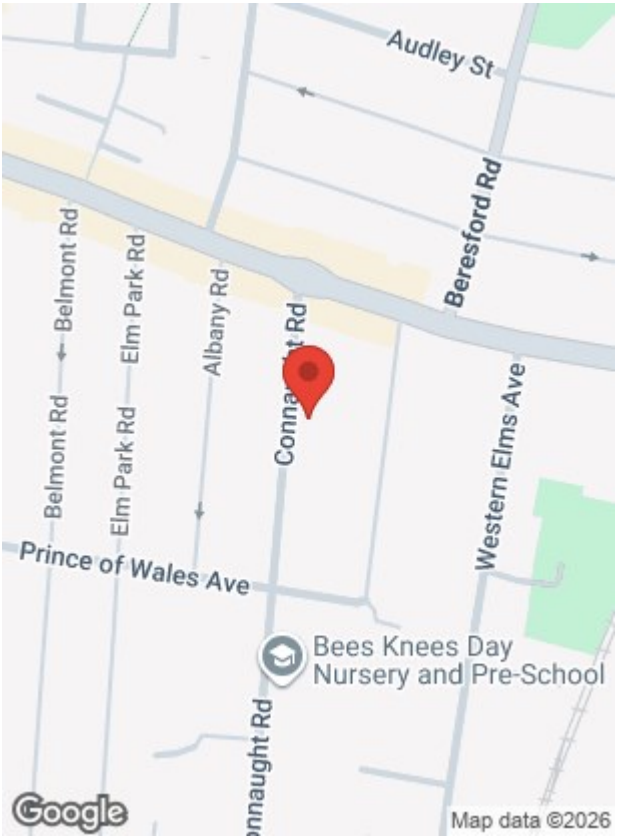
Approx Gross Internal Area
80 sq m / 856 sq ft

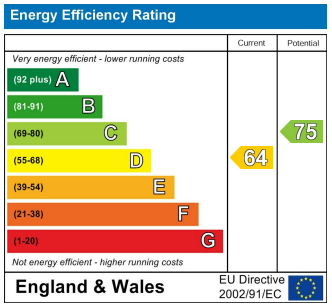


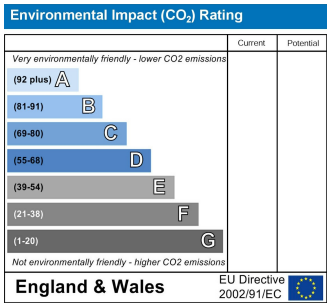
Ground Floor
Approx 41 sq m / 443 sq ft

First Floor
Approx 38 sq m / 414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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