17 Leven Street, Reading, RG30 4GX
£315,000 Freehold

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Residential Sales & Lettings

- 3 Bedroom Mid-terrace Home
- Open Plan Kitchen & Lounge/Diner
- High efficiency Gas Radiator Central Heating
- High Efficiency Solar Panels leading to Cheap Bills
- Walk to Local Shop & Bus Service
- Ground Floor WC
- 3 Piece Bathroom Suite
- Double Glazed Windows
- Enclosed Rear Garden With Patio & Canopy
- Popular Residential Location

A well presented high efficiency three bedroom mid-terrace home situated in a highly sought after residential area, offering convenient access to a variety of local shops, reputable schools and regular bus services. The property provides comfortable and well balanced living accommodation, ideal for families, first time buyers, or those looking to invest.

Accommodation comprises an open plan entrance area leading to a ground floor WC and a modern open plan kitchen lounge diner, creating a sociable and versatile living space with direct access onto the rear garden. The first floor offers three well proportioned bedrooms along with a three piece family bathroom.

The property further benefits from gas radiator central heating, double glazed windows, and solar panels which supply electricity, contributing to improved energy efficiency and much lower running costs.

Externally, the rear garden is fully enclosed and designed for ease of maintenance and enjoyment, featuring a lawn area and a patio area with a full width canopy, providing an ideal space for outdoor dining and relaxation.

Overall, this attractive home combines practical living space with a convenient location, and a strong EPC rating making it a strong choice for a wide range of buyers.

Please contact Sansome & George Tilehurst Office to arrange an appointment to view.

Council Tax Band C - Reading Borough Council.

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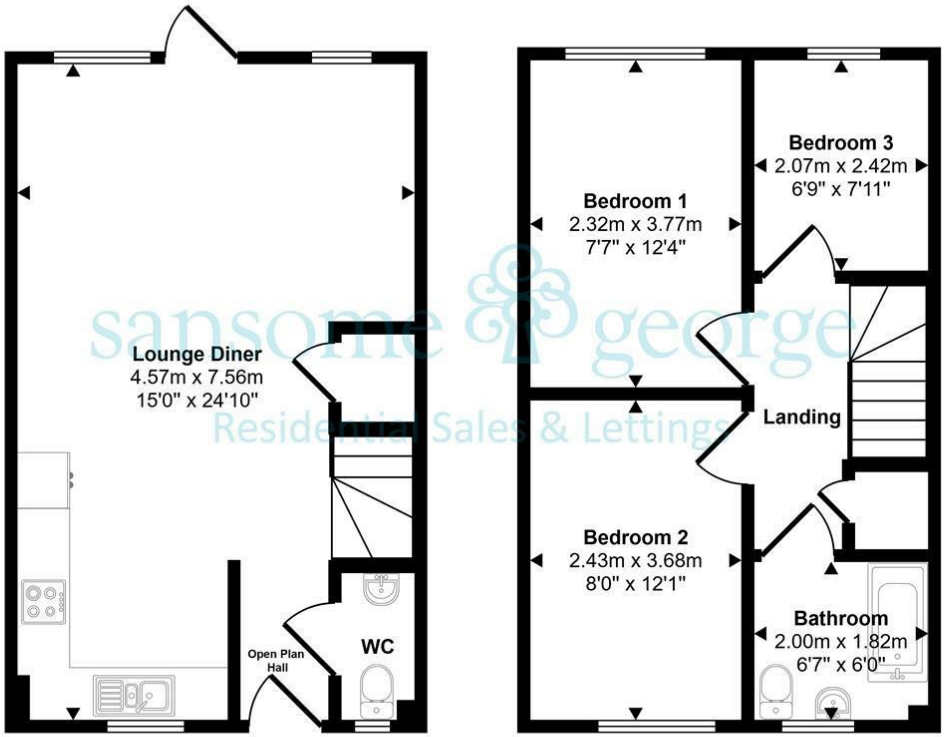
Approx Gross Internal Area
69 sq m / 745 sq ft



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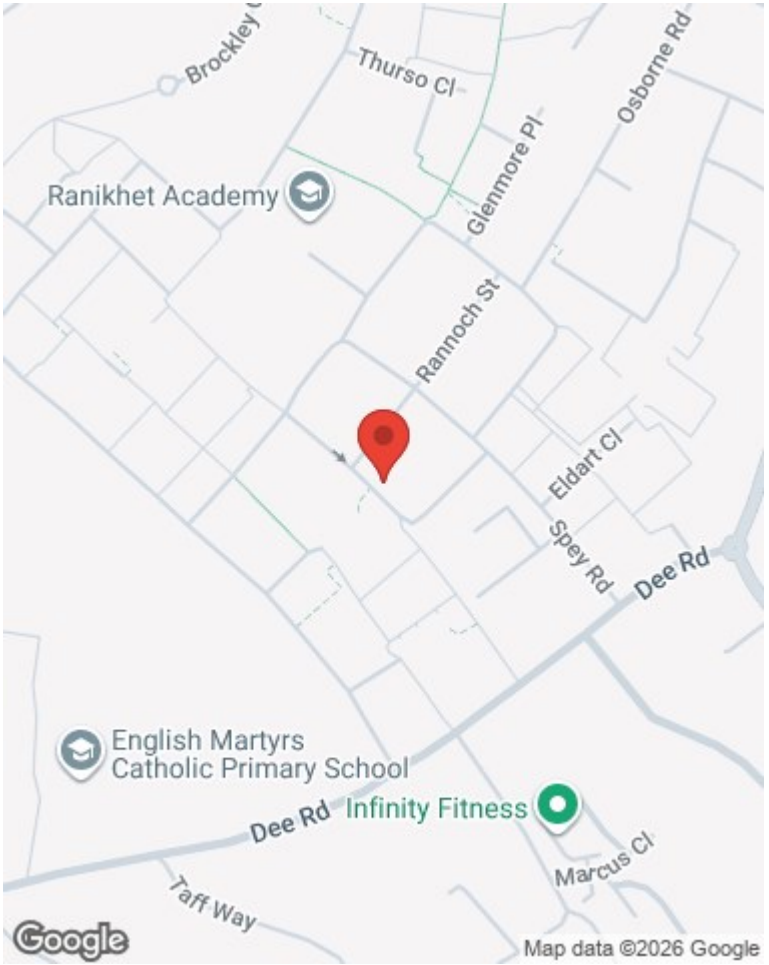
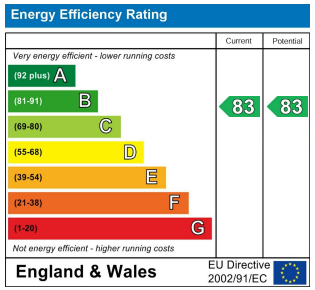
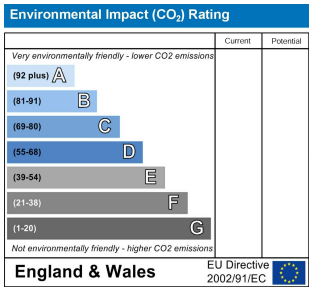


Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 35 sq m / 373 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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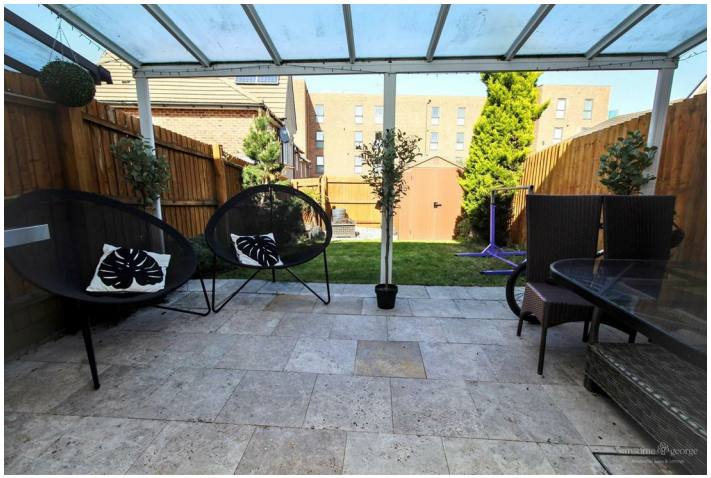

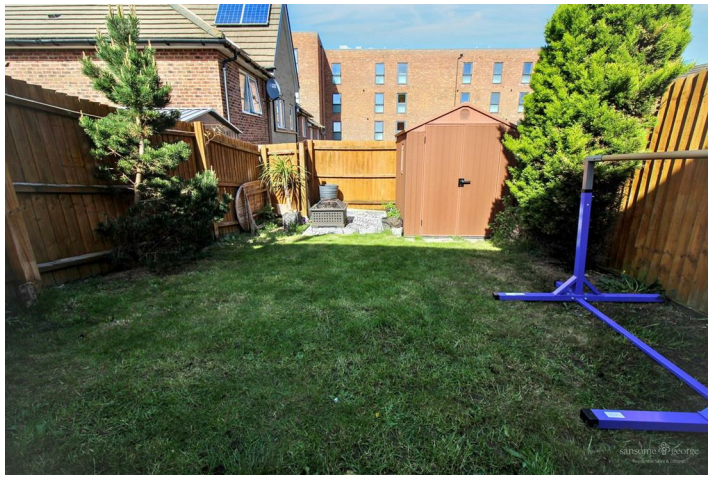

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