



**15 Rowley Road, Reading, Berkshire, RG2 0DR**  
**Offers In Excess Of £325,000 Freehold**

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Residential Sales & Lettings

- Characterful Victorian Terrace House
- Feature Porch, Entrance Hall with Staircase
- Separate 11' Dining Room
- 2 separate 'double' Bedrooms each over 12'
- South westerly aspect 33' Rear Garden
- 'No Onward Chain' complications
- 13' Living Room (or Bedroom 3)
- Dual aspect 15' Kitchen
- Large separate 1st Floor Bathroom
- Ideal for owner occupation or as a great Buy-to-Let investment

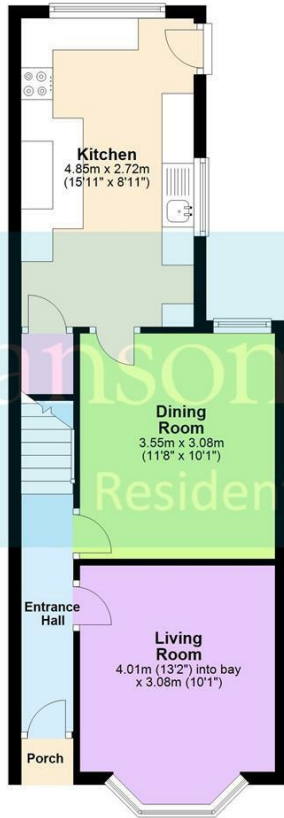
A characterful Victorian Terrace House ideally located on the fringes of Reading Town Centre being just 1.5 miles south of Reading Train Station. Frequent bus services operate at the bottom of the road and Junction 11 of the M4 Motorway is a simple 10 minute commute by car. A wealth of varied facilities and amenities are within striking distance and include University of Reading Campus, Football Stadium, Retail Parks, Gyms, Parks, Supermarkets, Cafes, Pubs, Restaurants and Take Aways.

Retaining features to include stripped pine doors and original sash windows, this charming property of over 82 sq m (885 sq ft) boasts great 'character kirb appeal' with original wrought iron railings and gate open to quarry tiled path to an attractive open Porch with Front Door (with stained glass inserts) opening to the Entrance Hall. Stairs rise to the First Floor Landing and doors lead to 2 versatile separate Reception Rooms comprising front aspect Living Room (or Bedroom 3) with Sash Bay Window and a rear aspect Dining Room, each with wooden floors. A door from the Dining Room opens to the a dual aspect 15'11" Kitchen/Breakfast Room which is fitted with ample storage plus access to under stairs cupboard. A side aspect door opens to the rear Garden measures 33' in length by 14' in width and boasts a favoured south westerly aspect with paved area, established trees and Garden Shed. On the First Floor, the Landing accesses a handy 'walk in cupboard' with side aspect window (formerly understood to be a W/C) plus 2 generous separate 'double' Bedrooms and a large separate Bathroom with a cupboard housing gas fired 'combi' boiler.

The property is offered with 'No Onward Chain' and is hence suited as not only a great Buy-to-Let investment purchase (having been previously tenanted) but will also make a lovely home or owner occupation offering great opportunity and scope for personalisation and improvement.



**Ground Floor**  
Approx. 41.2 sq. metres (443.9 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 82.2 sq. metres (885.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	87	A	A
69	87	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Misrepresentation and Misdescriptions Acts

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