



77 Cranbury Road, Reading, RG30 2XE
£265,000 Freehold

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Residential Sales & Lettings

- 2 Bedroom Victorian Mid-terrace Home
- Separate Dining Room
- Ground Floor Bathroom
- Gas Radiator Central Heating
- Enclosed Rear Garden

- Living Room With Bay Window
- Kitchen
- 2 Double Bedrooms
- UPVC Double Glazed Windows
- No Onward Chain



Situated in a well established and highly sought after residential location, this attractive two bedroom Victorian mid-terrace home offers an excellent opportunity for first time purchasers, investors, or those looking to add value to a property with character and potential. The property is conveniently positioned within easy reach of Kensington Recreation Ground and Prospect Park, providing attractive open green spaces and leisure facilities, while a range of local shops, regular bus routes, and West Reading railway station are all nearby. Reading town centre, with its extensive shopping, dining, and entertainment amenities including The Oracle Shopping Centre, are also easily accessible.

Offered to the market with the significant benefit of no 'onward chain', the accommodation is arranged over two floors and retains many features typical of its Victorian heritage. The ground floor comprises a welcoming living room featuring a bay window that allows an abundance of natural light to flood the space. A separate dining room provides an ideal setting for family meals and entertaining guests, while the kitchen offers a practical layout with access to the rear of the property. Completing the ground floor is a family bathroom. On the first floor, there are two generously sized double bedrooms, both offering comfortable living space and flexibility for a variety of uses including home working if required.

Additional benefits include gas fired radiator central heating and UPVC double glazed windows throughout, helping to provide comfort and energy efficiency all year round.

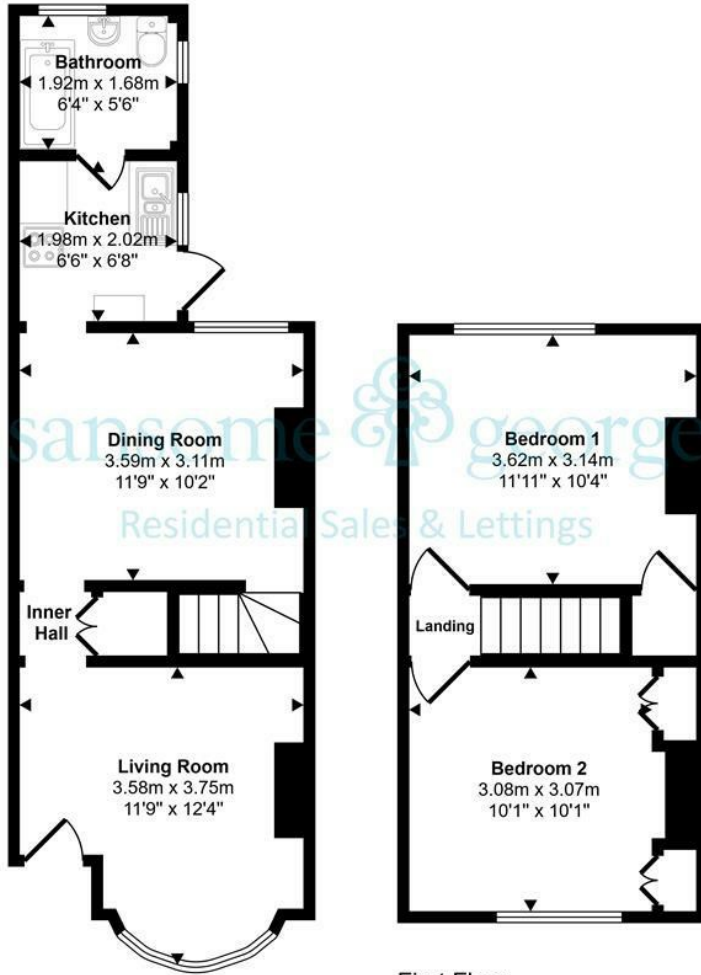
Externally, the property enjoys an enclosed rear garden, offering a private outdoor space ideal for relaxing, gardening, or outdoor dining.

Combining a convenient location, spacious accommodation, and excellent potential, this charming Victorian home represents an ideal purchase for first time buyers and investment purchasers alike.

Please contact Sansome & George Reading branch to arrange an appointment to view.

Reading Borough Council - Band B

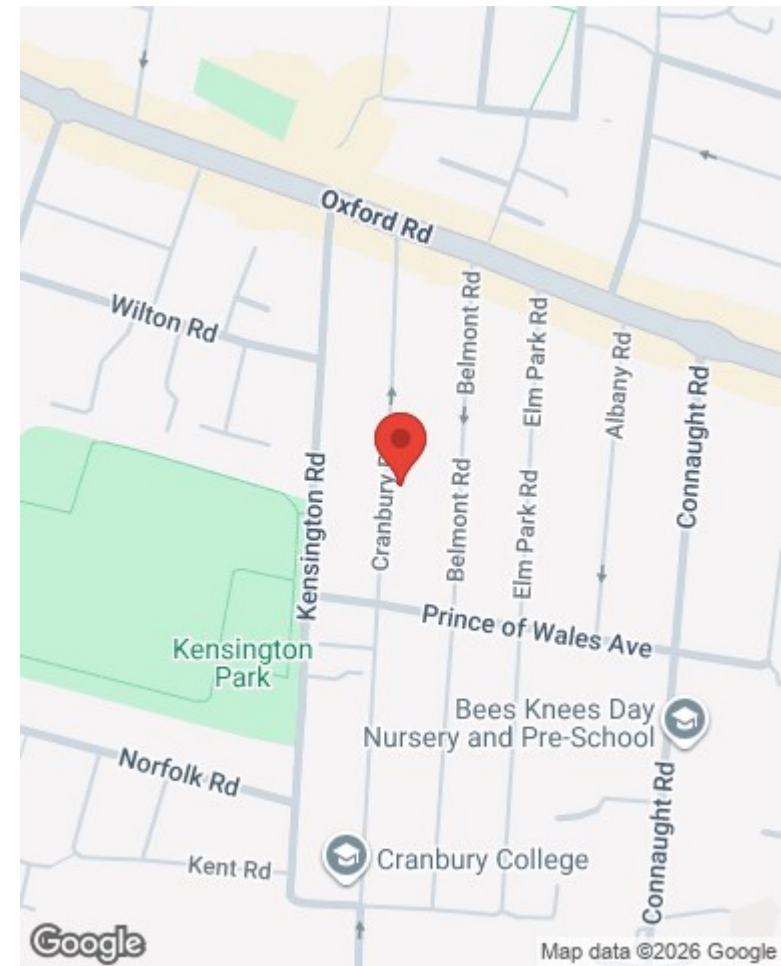
Approx Gross Internal Area
60 sq m / 646 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft

First Floor
Approx 26 sq m / 283 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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