



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Brunswick Street
Southcote, Reading, Berkshire RG1 6NY**

Chain Free £425,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: Set within this sought after area of Reading is this larger than expected mid terraced house that offers easy access to Reading West station and central Reading. The property boasts three bedrooms and a modern bathroom on the first floor. On the ground floor there are two reception rooms, a large modern kitchen, shower room and a study area. To the rear there is an easy to maintain garden and shed. To the front there is a garden driveway parking for two cars. To appreciate the space on offer call now to view.

Brunswick Street, Reading, Berkshire RG1 6NY

- Chain free
- An extended mid terraced house
- Two reception rooms and a separate study area
- Driveway parking for two cars
- EPC rating C
- Walking distance to Reading West train station
- Three Bedrooms and two bathrooms
- Good sized garden
- Within easy reach of local amenities
- Council tax band C

Entrance hall

The entrance hall has wooden floors, staircase, open arch to living room and study.

Living room

12'8 x 10'7 (3.86m x 3.23m)



The large open dining/living room has wood effect flooring and large window to front. Accessed from the hallway & open to the dining area

Dining area

11'8 x 10'0 (3.56m x 3.05m)



The large open dining/living room has wood effect flooring & is open to the living area. Glass doors to kitchen.

Study

10'0 x 7'0 (3.05m x 2.13m)



Between the entrance hall and kitchen is a small room, suitable for use as a study. With wood effect floors and door to kitchen.

Kitchen

15'0 x 8'2 (4.57m x 2.49m)



A good sized kitchen / diner with ample wall and base units. Roll top work surfaces with an inset sink with mixer tap, four ring gas hob, oven and extractor. Recess for the fridge freezer and washing machine. There is a good sized large overlooking garden and double doors to the patio. Doors to shower room, study, double glass door doors to dining room.

Shower room

A good sized downstairs shower room with cubicle shower, sink, WC and frosted window to rear.

Landing

A good sized landing with access to the boarded loft with a ladder a light, doors to the bedrooms and bathroom:

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Bedroom One

9'11 x 8'9 to wardrobes (3.02m x 2.67m to wardrobes)



Large carpeted double bedroom at rear of house, with window overlooking garden. Built-in wardrobes extend along one side of the room, offering generous storage space.

Bedroom Two

11'2 x 10'8 (3.40m x 3.25m)



Large carpeted double bedroom at front of house, with window to the quiet street. One built-in wardrobe.

Bedroom Three

8'0 x 7'6 (2.44m x 2.29m)

A light and airy bedroom at front of property with one built-in wardrobe and shelves.

Bathroom

7'6 x 6'0 (2.29m x 1.83m)



A good sized bathroom comprising of a paneled bath with a wall mounted shower, wash hand basin, WC, a frosted window to the rear and wood effect flooring.

Garden



A rear enclosed garden, patio immediately to rear the rest laid to lawn with a path to the end of garden. Fruit trees and space for a shed to the rear.

Services

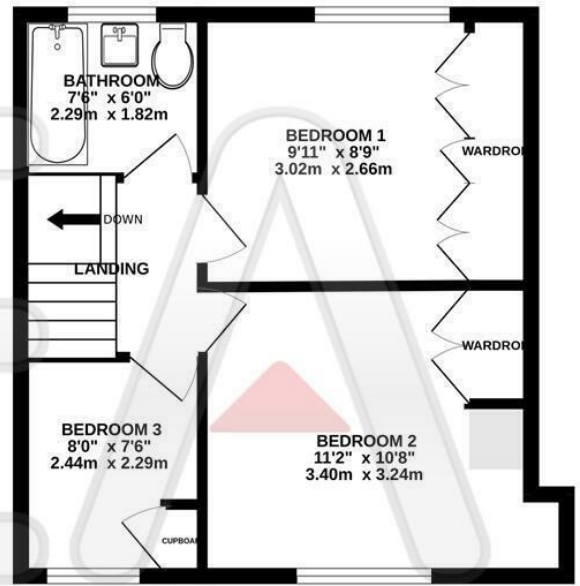
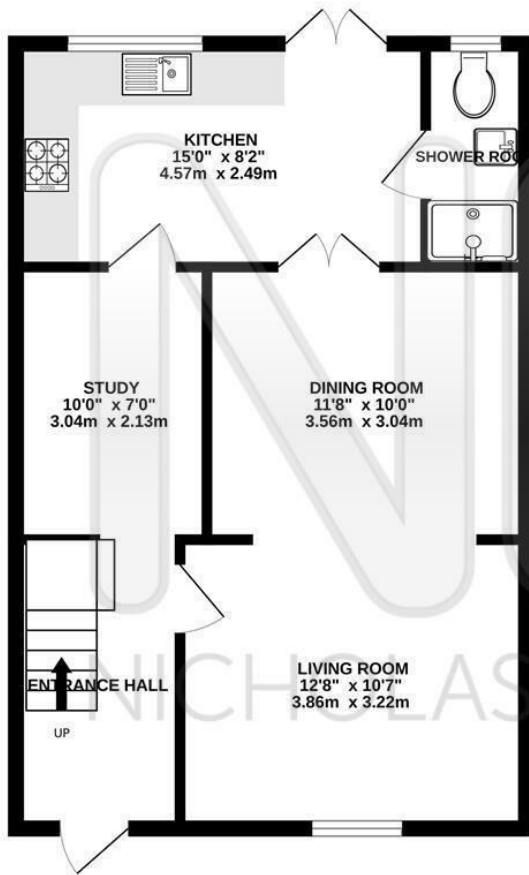
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
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