



Cholmeley Road, , Reading, RG1 3NB

£480,000

Walmsley

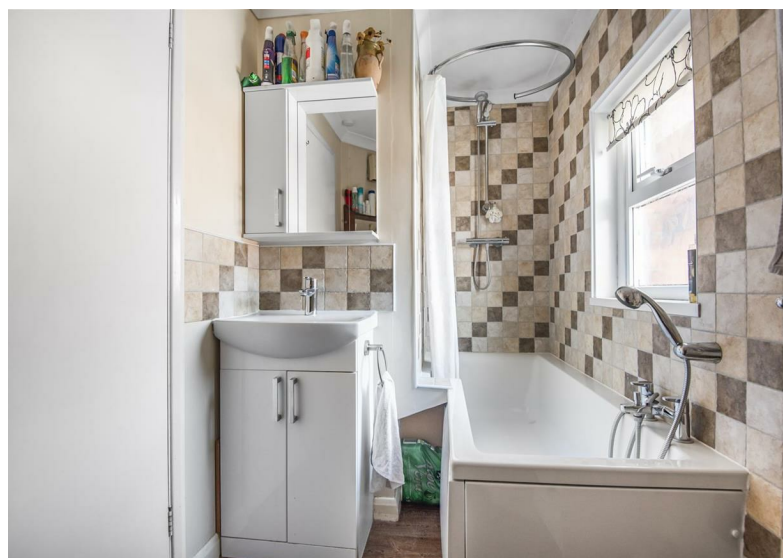
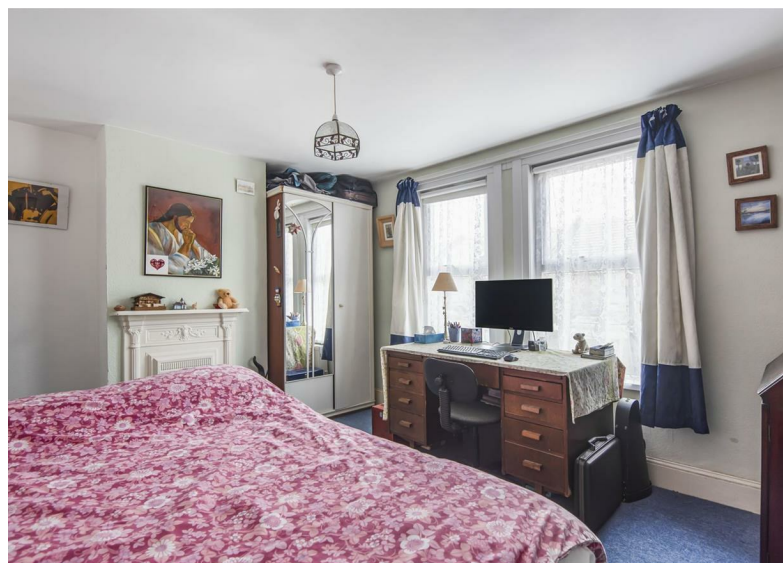
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A well-presented 4 bedroom, period, bay-fronted character home, occupying a corner plot, boasting off street parking, with accommodation that spans across three floors. The accommodation comprises entrance, bay-fronted sitting room, dining room, kitchen, W/C, landing, three bedrooms and a family bathroom. The second floor benefits from a master bedroom (with potential for en-suite). Further benefits include a beautiful, established front, side and rear gardens with attractive mature flower and shrub borders, as well as off street gated parking.

Cholmeley Road is conveniently located within close proximity of the river Kennet, and Reading town, and is also approximately 1.3 miles to Reading's mainline railway station. Both the A329M and M4 J10 are both easily accessed. Viewing highly recommended. EPC rating D. Council tax band B.

Tenure - Freehold

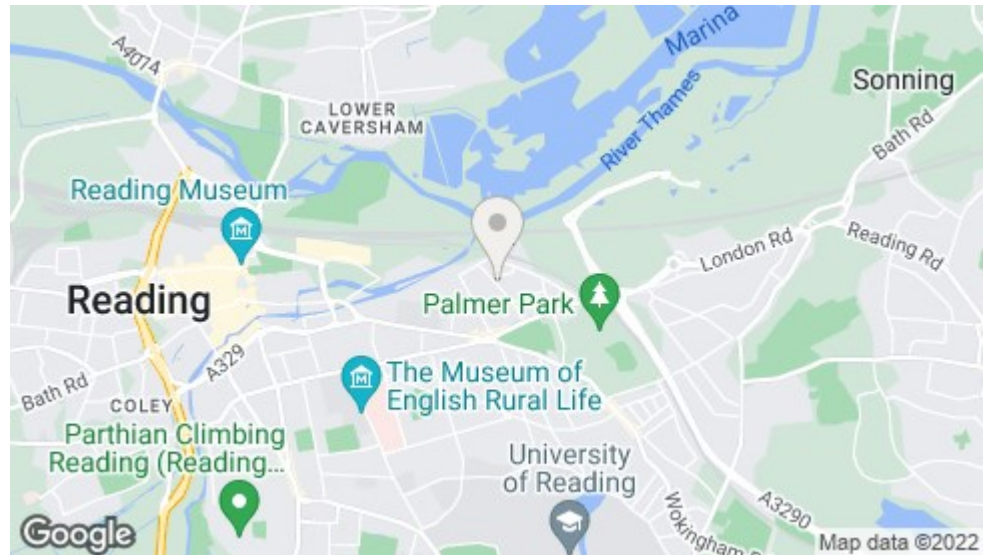




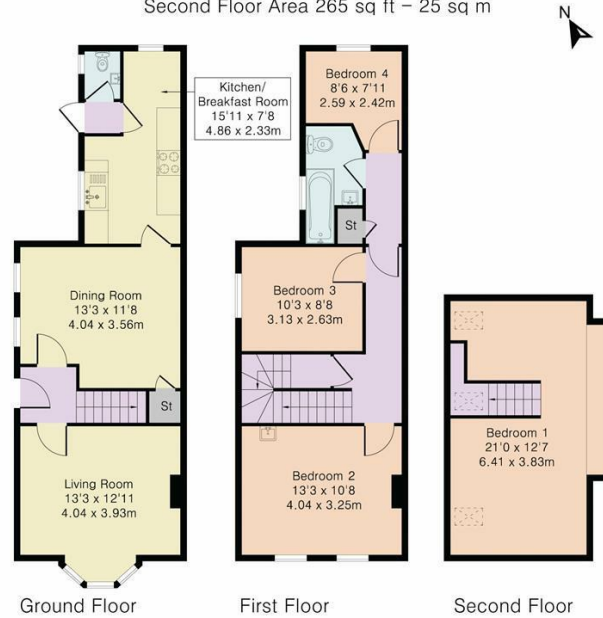
- End of terrace
- Period property
- Two reception rooms
- WC
- Four bedrooms
- Two bathrooms
- Off street parking







Approximate Gross Internal Area 1208 sq ft – 112 sq m
 Ground Floor Area 477 sq ft – 44 sq m
 First Floor Area 467 sq ft – 43 sq m
 Second Floor Area 265 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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