



PHILIP
BOOTH
ESQ.



30 Prince Of Wales Avenue, Reading, RG30 2UH

£325,000

- A bay-fronted mid-terrace home
- Dining room with a rear aspect
- Ground floor bathroom with a modern suite
- Private rear garden
- EPC - (70) C
- Sitting room with a front aspect
- Kitchen with door to outside
- 3 separate first floor bedrooms
- Gas central heating
- No onward chain

30 Prince Of Wales Avenue, Reading RG30 2UH

A 3-bedroom red brick bay-fronted Victorian terraced home conveniently located just 7 minutes' walk from Reading West railway station. Featuring 2 separate reception rooms, a kitchen with door to the rear garden and a bathroom. To the first floor there are 3 separately approached double bedrooms. EPC - C - No onward chain.



Council Tax Band: C



ACCOMMODATION

A small front garden with a tiled path leads to a recessed porch with a part-glazed front door and a brick arch.

The entrance hall has the original decorative arch, a staircase to the first floor and a door opening to the dining room.

The sitting room has a bay window to the front with double glazed windows and a chimney breast with recesses either side.

The dining room has a rear aspect with a double glazed window.

The kitchen features a range of fitted wall and base units to either wall with worktops over, white metro style tiled splash-backs and a stainless steel sink under the window. There's plumbing for a washing machine, a built-in electric oven, a gas hob and stainless steel hood over. A deep under-stairs storage cupboard and a part-glazed door opening to the rear garden.

The modern bathroom has a white suite comprising a panelled bath with a shower over, a wash-hand basin and a low-level w.c. There is a wall mounted heated towel rail and a cupboard housing the gas fired central heating boiler.

Stairs lead to the first floor landing.

Bedroom 1 is a double with a double glazed window to the front.

Bedroom 2 is double with a double glazed window to the rear.

Bedroom 3 is a smaller double with a rear aspect with a double glazed window.

OUTSIDE

To the rear of the property is private rear garden laid to lawn enclosed by panel fencing. At the end of the garden there is timber shed.

LOCATION

Situated west of Reading town centre, West Reading is a vibrant multicultural community with Oxford Road at the heart, which has a diverse range of independent shops, cafe's and restaurants. There is a large public

library and access to a Tesco superstore and a Lidl is just a short walk away.

The area features excellent schools such as Bees Knees Day Nursery, Battle Primary, Wilson Primary, All Saints Junior school and St Edward's Prep independent school.

The newly refurbished Reading West train station provides easy access to Newbury and London, and there is also a comprehensive bus service connecting the entire Reading area.

West Reading also boasts beautiful outdoor spaces like Prospect Park, perfect for family outings and relaxation or Kensington Park just a few hundred metres from the property.

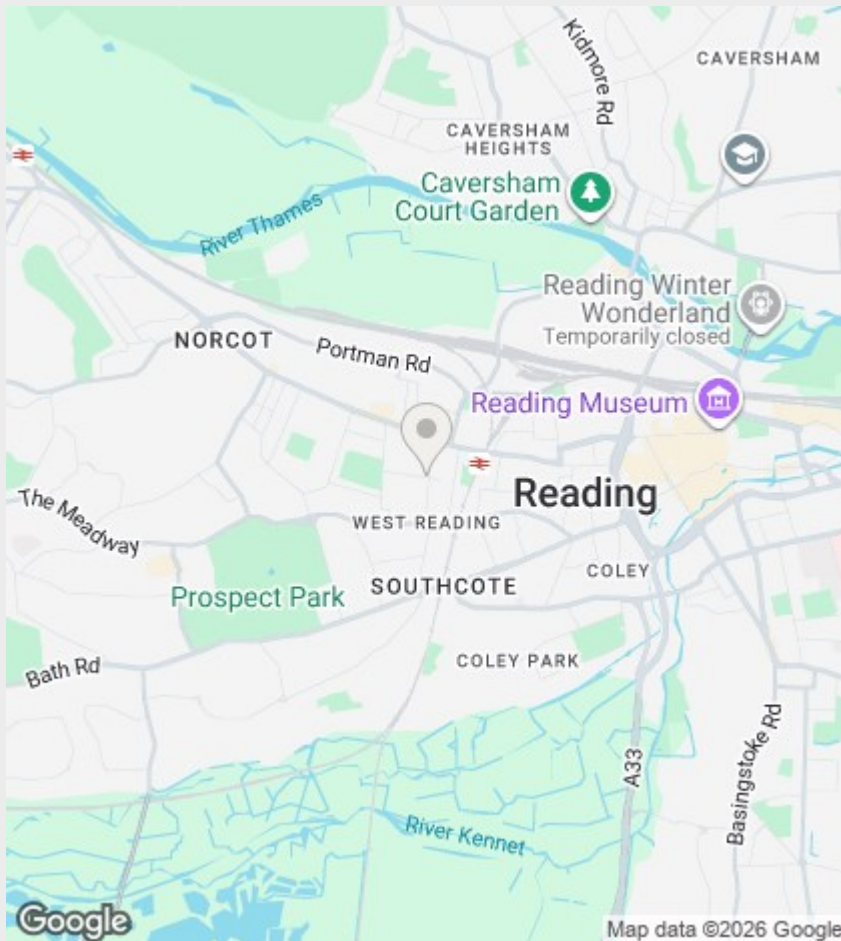
Rivermead Leisure Centre is located a short distance away on Richfield Avenue and caters for most sports including a swimming pool with diving pool, a sports hall, gym and fitness studios. a children's softplay area, and outdoor sports pitches.

Local authority - Reading Borough Council

Council Tax Band - C

All mains services including gas central heating to radiators

No onward chain



Directions

Leave Henley on the Reading Road. Pass through Shiplake and at the next roundabout continue straight over onto Henley Road. Continue through Caversham village and cross the River Thames on Caversham Bridge. At the roundabout take the 3rd exit into Richfield Avenue. Proceed under the bridge and at the roundabout bear left into Beresford Road. At the T-junction turn right onto Oxford Road. Turn left into Connaught Road and next right into Prince of Wales Avenue.

Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

Ground Floor Area 496 sq ft – 46 sq m
First Floor Area 436 sq ft – 40 sq m

