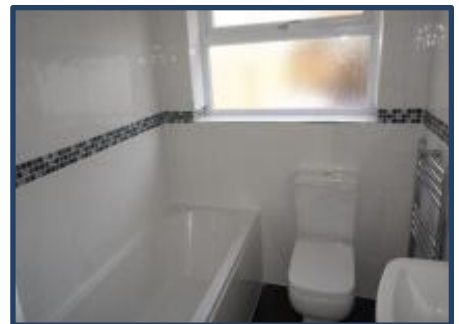




FOR SALE

13 BRUNSWICK STREET, READING,
BERKSHIRE, RG1 6NY

£220,000 - Freehold



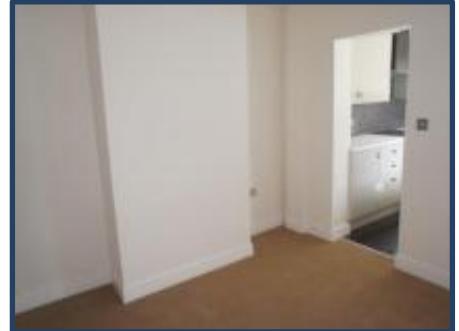
A Charming 2 Bedroom Victorian Cottage with Bathroom, Dining Room, Newly Fitted Kitchen and recent refurbishment to a high standard with UPVC Double Glazing & Gas Central Heating throughout.



FOR SALE

13 BRUNSWICK STREET, READING,
BERKSHIRE, RG1 6NY

£220,000 - Freehold



Located in the sought after conservation area of Reading, we are delighted to offer to the market this charming 2 Bedroom Victorian Cottage having been completely refurbished to a high standard with Gas Central heating, UPVC Double Glazing and new carpeting throughout.

Having undergone total refurbishment this property offers the purchaser an ideal starter home or great Investment Opportunity.

- Council Tax Band : C
- Freehold

Front door leading into **Living Room** (3.15m x 2.70 approx) with Front Facing Window overlooking the Small Front Courtyard area. Radiator. 2 Double Sockets. Open Plan Under Stair Storage Area with Loft Access to Electrical Fuse Box.

Dining Room: (3.15m x 2.87 approx) With Window to the rear of the property. White Radiator, 2 Double Sockets. Stairs leading to landing with bedrooms off.

Kitchen: (2.76 x 1.87 approx) with Newly Fitted Kitchen Units in a modern high gloss finish with Off White Work Tops. Sockets to work top level. Space For Washing Machine and Dishwasher under. Full Bowl Sink with Pillar Mixer Tap. Window to side of property. Built in Electric Indesit Oven and Hob Unit with Extractor Fan and further Wall Units above . Tiled Splash Backs. Tiled floor:

Lobby Area: with New Worcester Combi Boiler & access to the Rear Garden.

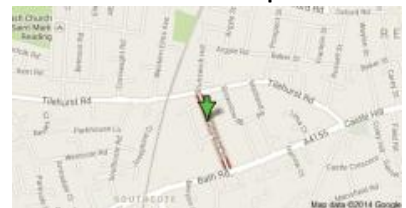
Bathroom: With obscured glass Window To the Rear. White Bathroom Suite comprising Low Level WC, Bath with Mixer Taps and Separate Shower Controls over. Wall mounted Wash Hand Basin with Pillar Mixer Tap. Heated towel rail. Fully Tiled walls and floor. **Landing:** with Loft Access

Bedroom 1 : (3.18 x 2.86 into recess approx.) Double Bedroom with Rear Aspect Window. Radiator. Double Socket

Bedroom 2: (3.18m x 2.20m approx. into recess) Double Bedroom with Front Aspect Window. Radiator. Raised Open Alcove area to the side. Double Socket.

Garden Raised area having been laid with slate chippings giving low maintenance.

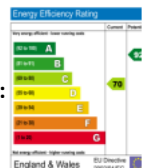
Directions Map:



Floor
Plan:



EPC:



BROOKSTONES PROPERTY SOLUTIONS LIMITED

BEARE HOUSE, 81A BELL STREET, HENLEY ON THAMES, OXON, RG9 2BD TEL: 01491571700
EMAIL: ENQUIRIES@BROOKSTONESPROPERTY.COM WWW.BROOKSTONESPROPERTY.CO.UK

Whilst every effort is made to ensure that these details are correct, Brookstones have not tested the appliances, and do not take any responsibilities for any irregularities that may occur in the preparation of the details.