



Bespoke
ESTATE AGENTS

24 Filey Road, Reading
In Excess of £300,000



24 Filey Road

Reading, Reading

"Charming 3-bed terraced house in vibrant East Reading. Victorian bay-fronted property with 2 reception rooms, modern kitchen, garden, and close to Palmer Park. Ideal for families & investors seeking urban amenities and peaceful surroundings."

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Bay Fronted Victorian Terrace
- Two Reception Rooms
- East Reading Location
- Low Maintenance Enclosed Rear Garden
- Two Double Bedrooms Plus One Third Bedroom
- Modern Fitted Kitchen
- Practical Lean-To With Sink
- Spacious Ground Floor Bathroom
- Convenient Location For Palmer Park, Town & A329(M)
- Gas Central Heating

Entrance Hall

Doors to living room and dining room, stairs to first floor.

Living Room

8' 9" x 12' 5" (2.67m x 3.78m)

Front aspect via double glazed window, wood laminate flooring, radiator.

Dining Room

12' 0" x 10' 10" (3.66m x 3.30m)

Rear aspect via double glazed window, wood laminate flooring, radiator, door to kitchen, under stairs storage with light.

Kitchen

9' 0" x 6' 8" (2.74m x 2.03m)

Side aspect. A modern fitted kitchen with a range of eye and base level units, worktops over with tiled splash backs, inset sink. Space for cooker, space and plumbing for washing machine, further appliance space. Wall mounted gas fired boiler for central heating. Tiled floor, access to inner hall.

Inner Hall

Door to lean to, door to kitchen, space for Fridge/Freezer.

Lean to

9' 9" x 5' 2" (2.97m x 1.57m)

Door to rear garden, wash hand basin.

Bathroom

8' 5" x 6' 5" (2.57m x 1.96m)

Dual aspect with window to rear and side. A fitted white suite with W.C. wash hand basin, enclosed bath with shower attachment over. Tiled walls, tiled floor, radiator.

First Floor Landing

Doors to bedrooms one and two.

Bedroom Two

12' 0" x 11' 2" (3.66m x 3.40m)

Rear aspect, radiator, built in storage cupboard, door to bedroom three.

Bedroom One

12' 0" x 11' 2" (3.66m x 3.40m)

Front aspect, radiator, built in storage cupboard.





Bedroom Three

9' 0" x 6' 8" (2.74m x 2.03m)

Rear aspect, radiator, wood effect laminate flooring.

Rear Garden

A fully enclosed, low maintenance which is mainly laid to paved patio with gravel borders.





Ground Floor
Floor area 48.5 m² (522 sq.ft.)

First Floor
Floor area 34.3 m² (369 sq.ft.)

TOTAL: 82.8 m² (891 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io