



Bespoke
ESTATE AGENTS

13 Salisbury Road, Reading
Guide Price £325,000

13 Salisbury Road

Reading, Reading

Victorian 3-bedroom terrace on Salisbury Road, Reading, offering a wider-than-average 14ft frontage. A practical layout includes bright living and dining rooms, functional kitchen, and three well-proportioned bedrooms. Outside features a low-maintenance garden with rare rear access. Ideally located close to Reading town centre and local amenities. A strong buy-to-let opportunity for investors seeking reliable rental demand and future value growth

- Wider-than-average Victorian terrace – 14ft frontage offering a noticeably more spacious interior design.
- Three well-proportioned bedrooms – ideal for families, sharers, or buy-to-let investors.
- Bright bay-fronted living room – classic period charm with plenty of natural light.
- Separate dining room – perfect for entertaining or adaptable as a study or playroom.
- Modern fitted kitchen – practical layout with scope to update or extend (STPP).
- Ground-floor bathroom – clean and functional with white three-piece suite.
- Rear pedestrian access – a rare and valuable feature for bin storage, bicycles, or garden access.
- Low-maintenance rear garden – offering privacy and potential to landscape or add outdoor seating.
- Excellent transport links – easy access to Reading town centre, station, and major commuter routes.
- Attractive investment opportunity – strong local rental demand and solid long-term capital growth potential.



Entrance Hall

Welcoming hallway with stairs rising to the first floor and access to the main reception rooms.

Living Room

10' 7" x 10' 7" (3.22m x 3.22m)

A bright and inviting front-facing reception room featuring a classic bay window that floods the space with natural light. Ideal for relaxing evenings or entertaining guests.

Dining Room

11' 10" x 11' 8" (3.60m x 3.55m)

A spacious central room perfect for family dining or as a second sitting area. The room enjoys a pleasant view toward the garden and leads conveniently into the kitchen.

Kitchen

10' 0" x 7' 9" (3.04m x 2.36m)

Side aspect window, and access to inner hall/utility, with this design and layout perfect potential and scope for extending. Fitted with a range of matching units, wood work tops over, space for range style oven, butler sink, tiled floor.

Utility Area/Inner Hall

Space and plumbing for automatic washing machine, door to bathroom, door to garden.

Bathroom

Rear aspect window, a fitted white suite with enclosed bath, WC, hand basin, tiled walls.

First Floor Landing

Doors to bedrooms.

Bedroom One

13' 9" x 10' 8" (4.20m x 3.25m)

A generous double bedroom spanning the full width of the house, with twin front windows creating a bright and spacious feel, built in wardrobes (measurement is into wardrobes)

Bedroom Two

11' 8" x 9' 0" (3.55m x 2.75m)

A comfortable bedroom overlooking the rear garden, offering ample room for wardrobes and additional furniture.





Bedroom Three

9' 10" x 8' 0" (3.00m x 2.45m)

A comfortable double bedroom overlooking the rear garden, offering ample room for wardrobes and additional furniture.

Garden

The rear garden offers a low-maintenance outdoor space, ideal for ease of upkeep and practical day-to-day use. Paved throughout, it provides room for potted plants, storage or seating, making it a versatile area that can be easily enhanced with personal touches. A timber shed offers useful storage for tools or bikes, while the rear pedestrian access is a valuable and rarely found feature in this part of Reading, allowing convenient entry for bins or bicycles.



