



Bespoke
ESTATE AGENTS

77 Foxhill Road, Reading
£290,000



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Reading, RG1 5QR

Splendid 2-bed Victorian terrace in the sought-after University area. Classic charm with two double bedrooms and no onward chain. Versatile reception rooms, practical galley kitchen and private rear garden. Ideally located for the hospital, university, shops and transport links. An exciting opportunity in vibrant Reading.

Council Tax band: B Tenure: Freehold

EPC: D

- Two double-bedroom Victorian terrace in a highly desirable University area.
- No onward chain for a smooth and straightforward purchase.
- Ideal first-time buy or investment opportunity.
- Two reception rooms offering flexible living space.
- Practical galley kitchen with space for appliances.
- Upstairs features two well-proportioned double bedrooms.
- Ground-floor bathroom with natural light and ventilation.
- Private rear garden with timber fencing and storage shed.
- Walking distance to Royal Berkshire Hospital and town amenities.
- Close to bus routes, local shops and excellent transport links.

Lounge

9' 10" x 10' 0" (2.99m x 3.05m)

The property opens into a bright and well-proportioned living room, offering a practical space that works well as the main day-to-day area. A large front-facing window brings in good natural light, while the neutral walls and wood-effect flooring provide a simple backdrop that new owners can personalise. There is a useful understairs area leading to the first-floor staircase, and the room flows naturally through to the dining room, giving the ground floor an open and connected feel.

Dining Room

9' 10" x 10' 0" (3.00m x 3.05m)

Positioned at the heart of the home, the dining room offers a flexible second reception space that links the living room to the kitchen. The room is neutrally decorated and features the same wood-effect flooring carried through the ground floor, helping the layout feel connected and practical. A rear-facing window provides natural light, and there is plenty of space for a dining table or, alternatively, a home office setup. The room opens directly into the kitchen, making it convenient for everyday use.

Kitchen

5' 10" x 8' 1" (1.77m x 2.46m)

Located to the rear of the property, the kitchen is arranged in a practical galley layout with worktops and storage options on both sides. There is space and plumbing for appliances, along with a gas cooker and stainless steel sink beneath a side-facing window that brings in natural light. The layout connects directly to the dining room and provides access to the rear lobby and bathroom, making it a functional hub for the home.

Inner Hall

A built-in cupboard offers practical storage and houses the boiler, keeping it neatly out of sight. The hall leads directly through to the kitchen and also provides access to the rear of the property via the lobby. Door to bathroom.





Bathroom

2' 10" x 5' 10" (0.87m x 1.77m)

Located at the rear of the property, the bathroom includes a white three-piece suite comprising a panelled bath with overhead shower attachment, pedestal wash basin and WC. A frosted rear-facing window allows for natural light and ventilation, and there is also a heated towel rail and wall-mounted storage cabinet. The layout is practical and well arranged for everyday use.

Bedroom 1

9' 11" x 10' 0" (3.01m x 3.05m)

Positioned at the front of the property, Bedroom 1 is a well-proportioned double room with a large window that brings in good natural light and offers views over the neighbouring period homes.

Bedroom 2

9' 10" x 10' 0" (3.00m x 3.05m)

Bedroom 2 is another good-sized double room, positioned at the rear of the property. It features a large window overlooking the garden and neighbouring homes, allowing plenty of natural light into the space. The room includes a built-in wardrobe for convenient storage, along with neutral décor and ample space for bedroom furniture, making it a versatile second bedroom.

Rear Garden

The property benefits from a private rear garden, enclosed by timber fencing on both sides to provide a sense of privacy. The space is mainly laid to hardstanding with areas of greenery and includes a timber shed at the far end, offering useful external storage. The garden provides a blank canvas that can be shaped to suit individual needs.

Parking is available on the road using a residents' permit scheme operated by Reading Borough Council. Households can apply for resident permits and visitor scratch cards, with the first permit offered at a discounted rate and additional permits available at a higher cost. This provides convenient and flexible parking for both residents and guests.



