

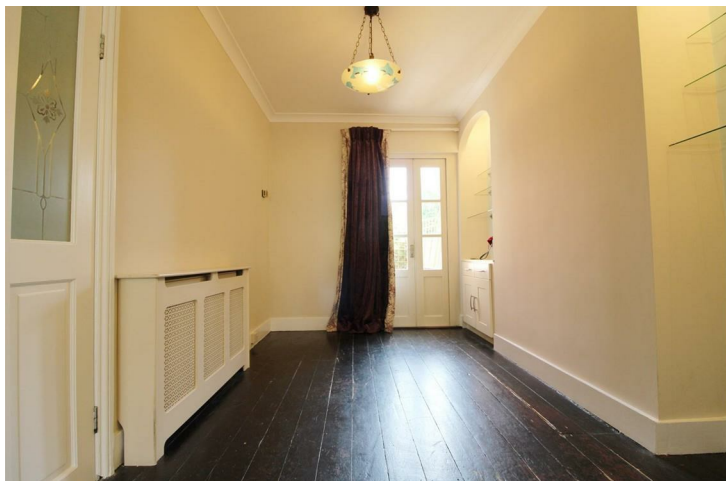


This delightful bay-fronted Victorian inner-terraced home is situated in a popular address within the favoured University area. The property has been rented since 2007 and will be of interest to investors and or owner occupiers. The 2 bedroom home features a first floor bathroom and linked reception rooms alongside a fitted kitchen and enjoys a part-walled easterly aspect garden. The location is ideal for the town centre, hospital, University campus and Palmer Park with has easy access to excellent transport links by both road and rail and is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Suitable for investment and or owner occupation - Rented since 2007
- 2 Bedrooms
- Living room fireplace & Dining room with French doors to garden
- Modern fitted kitchen
- Separate 1st floor bathroom
- Established garden; No onward chain





Council tax band C

Council- RBC

Garden

The garden features a brick pillared gazebo with decked path leading to a part-walled lawned garden with established shrub beds and a mature conifers.

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

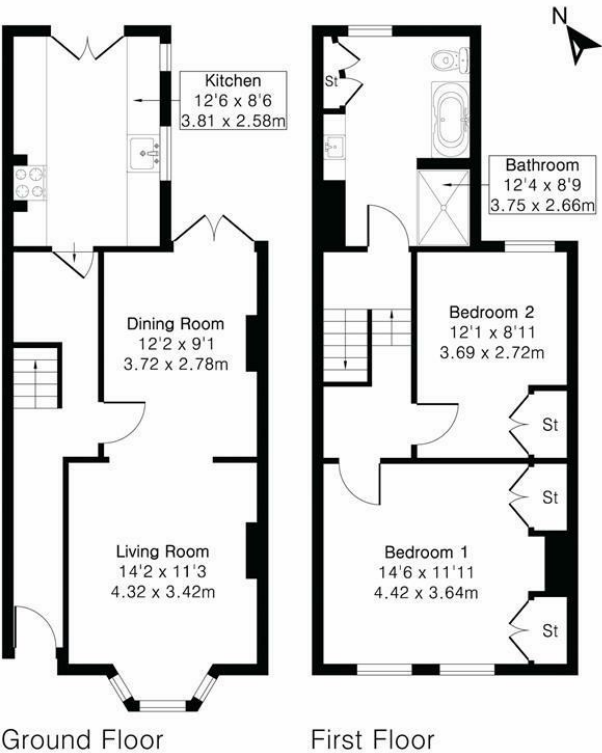
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

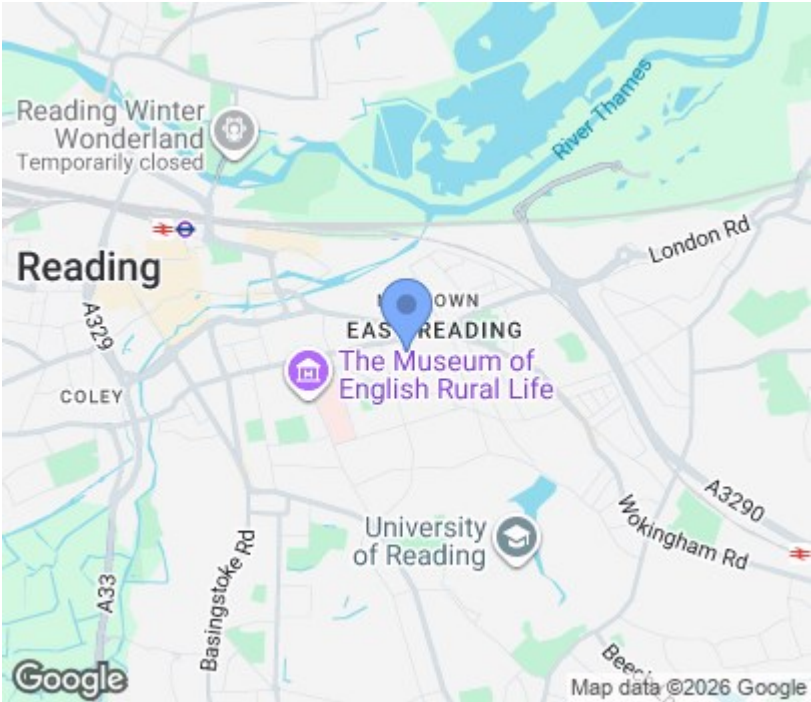


Floorplan

Approximate Gross Internal Area 943 sq ft - 87 sq m  
Ground Floor Area 475 sq ft – 44 sq m  
First Floor Area 468 sq ft – 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.