



This bay-fronted Victorian terrace is located on a popular road in West Reading and offers excellent potential for refurbishment. The ground floor features two reception rooms and a kitchen, providing flexible living space. On the first floor, there are three bedrooms and a family bathroom. Although the property would benefit from updating, it offers a solid layout and the opportunity to create a comfortable and stylish home. Its convenient location puts local amenities, schools, and transport links within easy reach, making it an appealing option for families or buyers looking to add value to a period property in a sought-after part of West Reading.

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

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- West Reading location
- Close to amenities
- 3 Bedroom terrace
- 2 Reception rooms
- First floor bathroom
- No onward chain





Council tax band C

Council- RBC

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 "permit charges"

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

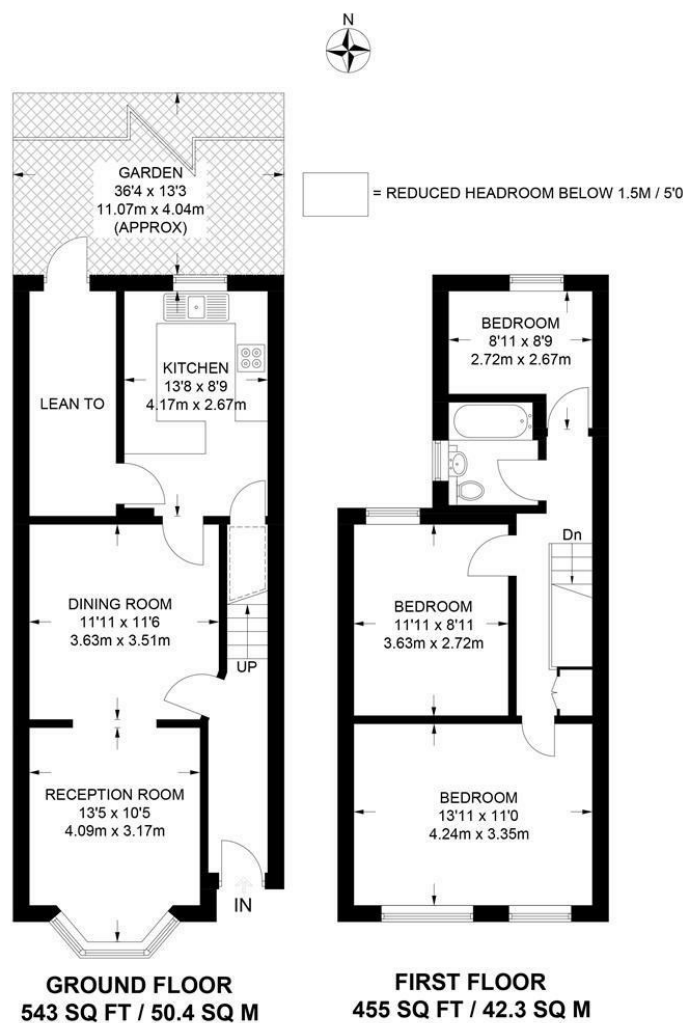
Broadband connection available (information obtained from Ofcom):

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
998 SQ FT / 92.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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