



Set along a sought-after residential street in Newtown, this Victorian bay-fronted terrace combines retained period character with thoughtfully updated interiors, all within easy reach of Palmer Park, Reading town centre and the mainline station. Two separate reception rooms unfold across the ground floor. To the front, the sitting room is centred around an exposed brick fireplace and retains stripped floorboards, while beyond, the dining room also features a period fireplace and opens directly onto the rear garden. The kitchen has been fitted in a clean, contemporary style and sits alongside a modern bathroom, integrated carefully into the original layout. Upstairs, three bedrooms are arranged across the first floor, each retaining exposed floorboards and stripped pine doors, continuing the home's understated period character. Outside, the rear garden is enclosed by traditional brick walls and incorporates a vegetable garden, while the house is approached via a gated pathway with original-style mosaic tiling. Newtown remains one of Reading's most established and well-connected residential areas, popular for its proximity to the town centre, the Royal Berkshire Hospital and excellent transport links, including the A329(M) and Reading mainline station. Riverside walks along the River Kennet provide attractive pedestrian access towards both the Thames and the centre of town, while local schools, shops and everyday amenities further enhance the appeal of the area.

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

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- 3 bedrooms
- Bay-fronted living room with fireplace
- Dining room with fireplace and door to garden
- Fitted kitchen; Ground floor bathroom suite
- Exposed floorboards & stripped pine doors
- Convenient for town centre and transport links





Council tax band B

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)

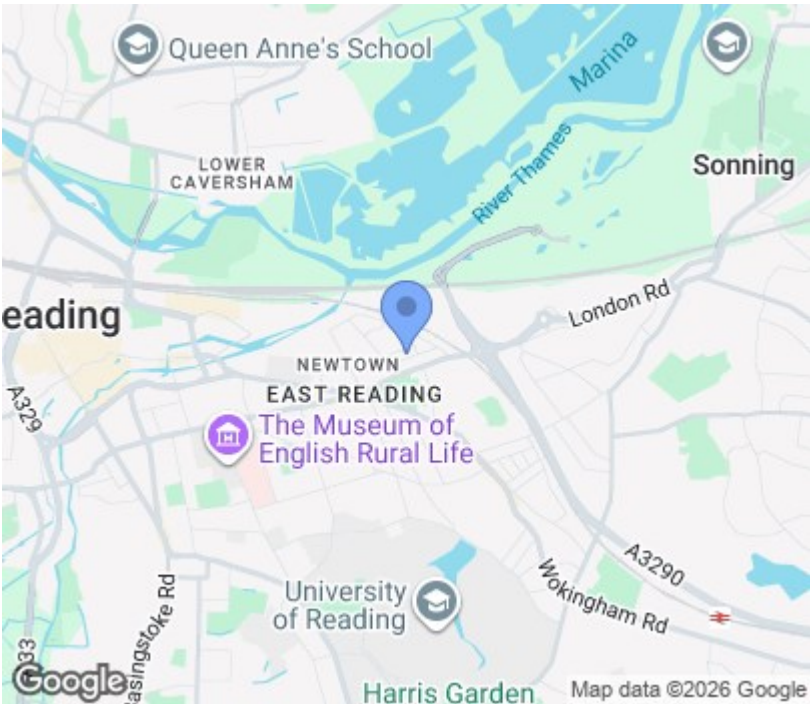
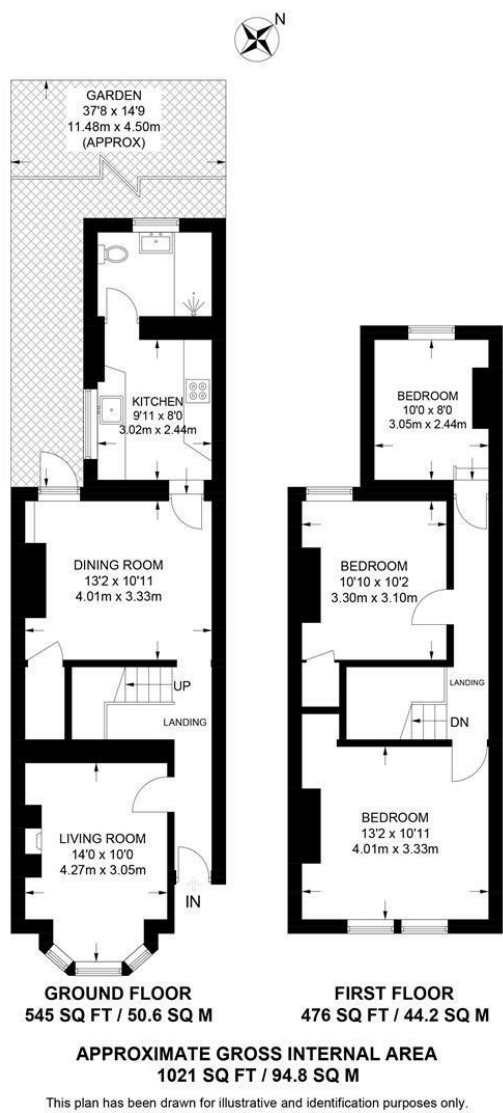
Mobile phone coverage

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"

Garden

The garden is enclosed by low-level walls and panel/trellis fencing with a higher wall to the rear . A paved path leads to an area of lawn with a brick paved pathway leading to the rear where there is a small vegetable garden.

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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