



Converted from a former workshop, 2B Curzon Street is a well-planned three-bedroom home set in a convenient West Reading location close to Reading West station and Oxford Road amenities.

The ground floor is arranged with a separate kitchen, a downstairs WC and a living/dining room opening directly onto the courtyard garden. The kitchen has been refurbished with modern cabinetry, integrated cooking appliances and underfloor heating, while the main reception room provides clear space for both seating and dining.

Upstairs, there are three bedrooms and a bathroom, giving the property a practical layout for a couple, small family, commuter buyer or investor. The enclosed courtyard garden is low maintenance, with paved seating space and room for planting.

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





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](http://reading.gov.uk) "permit charges"

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Room Heaters & Underfloor

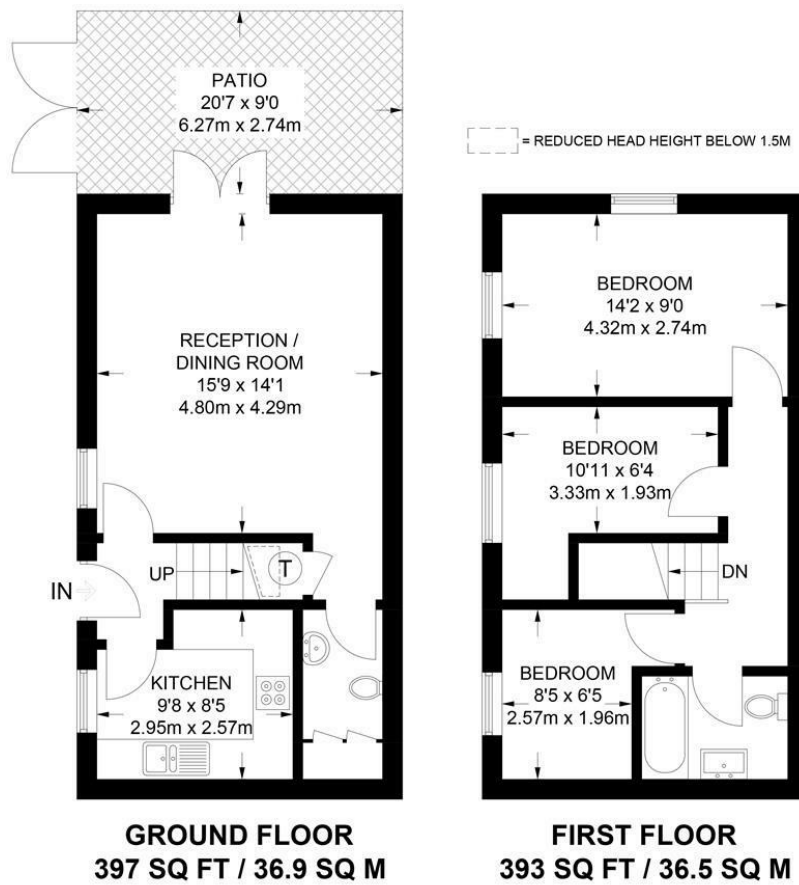
Broadband connection available (information obtained from Ofcom):

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**  
790 SQ FT / 73.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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