



A well-presented, chain-free Victorian bay-fronted terrace, offering a blend of period character and practical modern living. The property comprises two spacious reception rooms on the ground floor, providing versatile living and dining accommodation, together with a well-appointed kitchen and a family bathroom. On the first floor are three well-proportioned bedrooms. The home retains a number of attractive period features throughout, enhancing its charm and character, while being well-maintained and ready for immediate occupation. Ideally located for convenient access to Reading town centre, as well as a range of local amenities and transport links, this property would make an excellent purchase for families and professionals alike.

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



- Bay front period property
- 3 Bedrooms
- 2 Reception rooms
- Ground floor bathroom
- Easy access to Reading town centre
- No onward chain





Council tax band C

Council- Reading

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

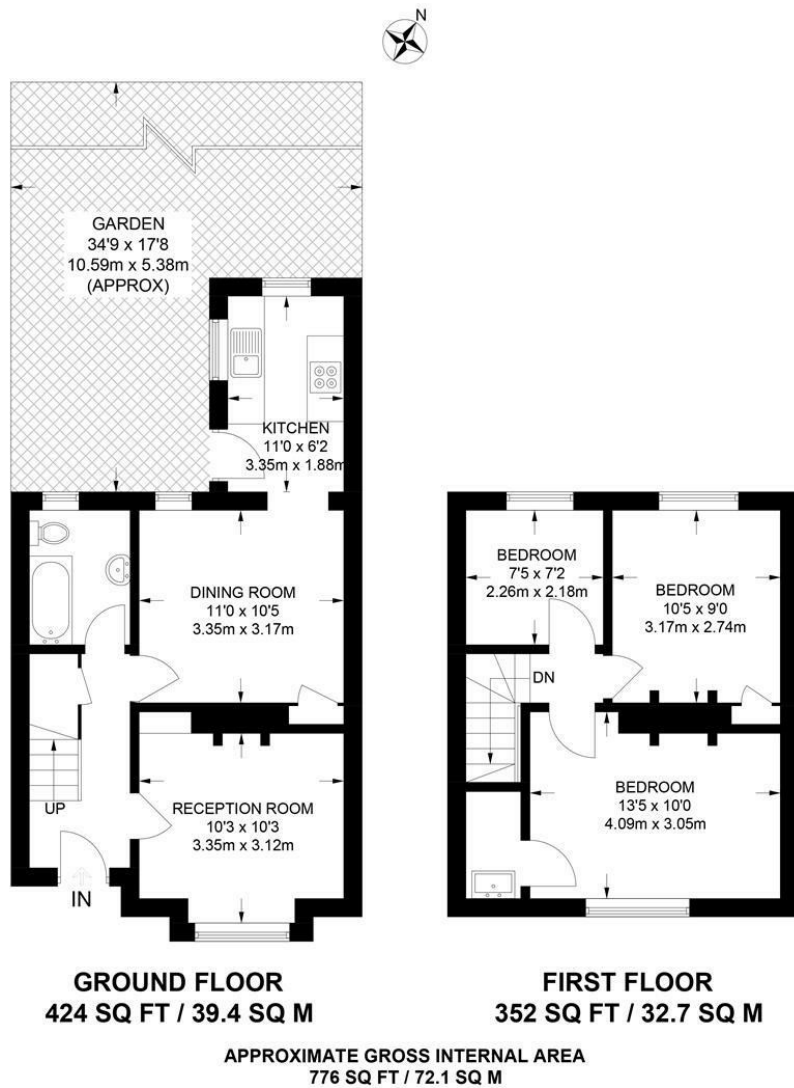
Broadband connection available (information obtained from Ofcom):

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(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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