



This well-presented Victorian inner terrace home is located in a popular residential address in West Reading. The property has been subject to sympathetic improvement and upgrading whilst retaining period features and offers the first floor layout allows the potential to create 3 separately approached bedrooms or a bathroom. There are 2 reception rooms each with fireplaces and laminate flooring alongside a modern fitted kitchen and bathroom suite. The property benefits from a south facing garden and is ideally positioned for the town centre with local amenities, bus routes and both Reading West and the mainline station within walking distance.

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

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- 3 Bedrooms, 2 interconnected
- Living room and dining room each with a fireplace and laminate flooring
- Modern well-equipped kitchen
- Ground floor bathroom with shower
- Low-maintenance south facing garden
- Well presented throughout; Walking distance of Reading West and mainline station







Council tax band C

Council- RBC

Garden

A low-maintenance south facing garden with paved patio and a concrete pathway with a shrub bed leading to an area of slate chippings and a useful storage shed.

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 994 sq ft - 93 sq m  
Ground Floor Area 534 sq ft – 50 sq m  
First Floor Area 460 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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