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Situated within the highly regarded Eldon Square Conservation Area, this attractive period terraced property occupies a prominent position among a charming and consistent row of similar homes. St John's Road is ideally located, offering convenient access to Reading town centre, the Royal Berkshire Hospital, and the scenic River Kennet footpath.

The property is well proportioned throughout and features two reception rooms, which flow seamlessly into a full-width kitchen benefitting from a skylight that enhances natural light. A refitted family bathroom completes the ground floor accommodation. On the first floor, the property offers two generously sized double bedrooms.

Further advantages include a practical and versatile basement with independent access, providing additional usable space. To the rear, the property enjoys a patio garden, ideal for low-maintenance outdoor living.

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



- Eldon Square Conservation Area
- 2 Reception rooms
- 3 Bedrooms
- Re fitted bathroom
- Easy acces to Reading town centre
- No onward chain





Council tax band C

Council- RBC

Additional information:

The property is within the Eldon Square Conservation area

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

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

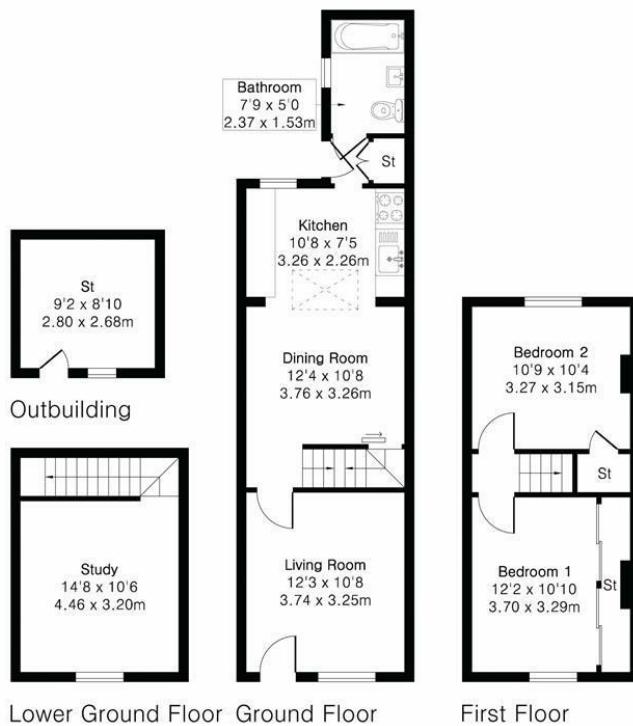
### Approximate Gross Internal Area 841 sq ft - 78 sq m (Excluding Outbuilding)

Lower Ground Floor Area 158 sq ft – 15 sq m

Ground Floor Area 414 sq ft – 38 sq m

First Floor Area 269 sq ft – 25 sq m

Outbuilding Area 81 sq ft – 7 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		86
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.