



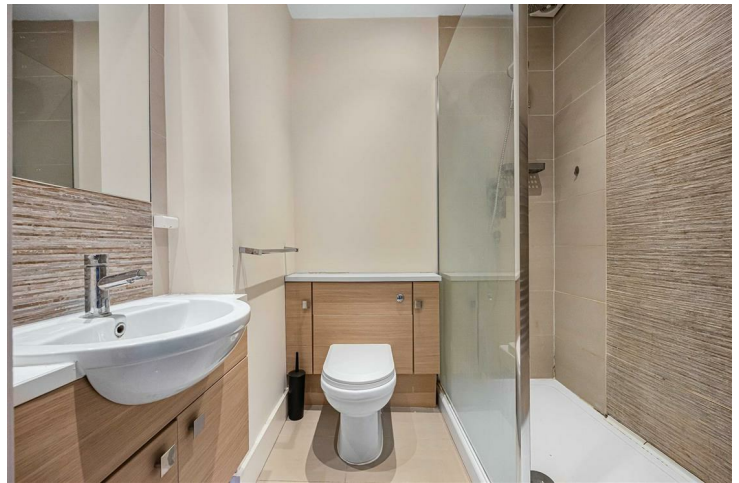
An impressive four-storey period townhouse set within the highly regarded Castle Hill & Russell Street Conservation Area. These attractive homes were constructed by the Jesse family in the 1870s and are instantly recognisable by their elegant concave, metal-roofed verandas and front gardens enclosed by traditional railings. The location is particularly appealing to buyers seeking a central yet characterful setting, with the town's shops, restaurants and mainline station all within comfortable walking distance. The accommodation is both generous and well balanced. The principal living room is a standout feature, complete with internal shutters, a fireplace and French doors opening onto the veranda, and is complemented by an adjoining family room, also with a fireplace. The ground floor provides a sociable kitchen with central island, opening through to a dining room featuring a fireplace and quarry-tiled flooring. There are four bedrooms arranged over the upper floors. The principal bedroom occupies the first floor along with the family bathroom and benefits from an en suite bathroom. The three further bedrooms are located on the second floor. The property retains a wealth of original period features, including fireplaces and sash windows, and is offered to the market with no onward chain.

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



- Four-storey period townhouse
- Conservation Area
- 1870s Built
- Principal bedroom with en suite
- Sociable kitchen with a central island
- No onward chain





Council tax band E

Council- RBC

Garden

The walled garden offers the opportunity for the incoming purchasers to design the garden to their own style and specification. There is pedestrian rear gated access leading to a shared passageway whilst to the front of the property there is a covered veranda with railings and an area of garden enclosed by railings with a tiled pathway.

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

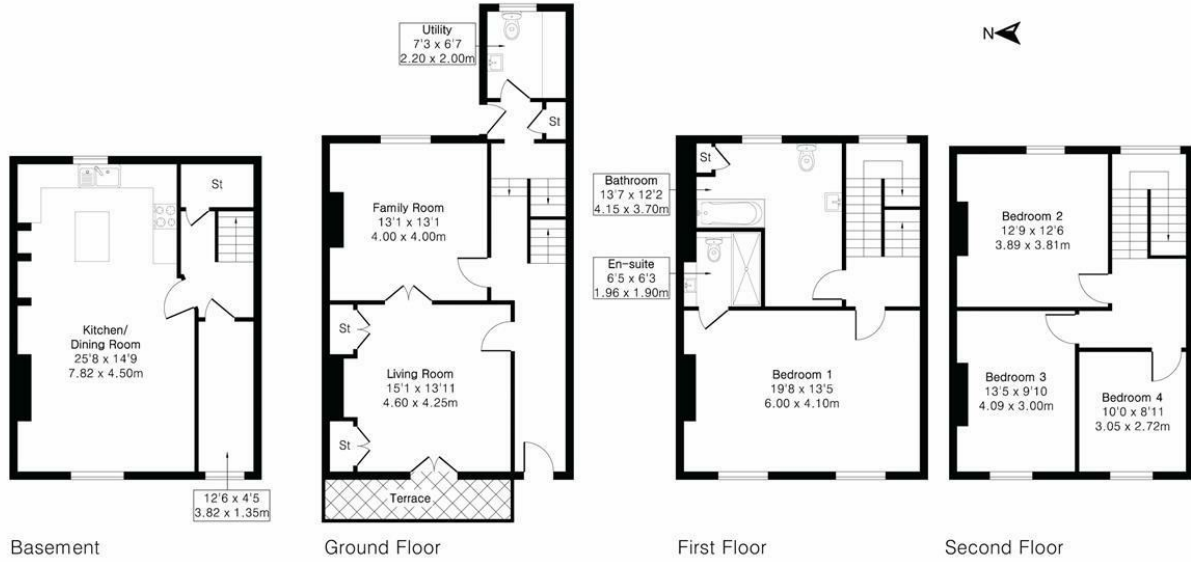
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The property is located in a conservation area and is within an Article 4 designated area

Floorplan

Approximate Gross Internal Area 2161 sq ft - 201 sq m

Basement Area 505 sq ft – 47 sq m
 Ground Floor Area 611 sq ft – 57 sq m
 First Floor Area 539 sq ft – 50 sq m
 Second Floor Area 506 sq ft – 47 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	69	81
(39-54)	E		
(21-38)	F		
(1-20)	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.